

# Park Rôw



**Leeds Road, Selby, YO8 4JG**

**Offers Over £300,000**



**\*\* SOUTH FACING REAR GARDEN \*\* CLOSE TO TOWN CENTRE \*\*** Situated in the town of Selby, this semi-detached property briefly compromises: Entrance Hall, Dining Room, Kitchen, Lounge, Snug and W.C. To the First Floor: Landing, three bedrooms and Bathroom. Bedroom Two gives access to an additional Attic Room. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**









## Property Summary

Nestled in a sought-after location, this beautifully presented three-bedroom semi-detached home offers the perfect blend of modern living and convenience. Boasting an open-plan ground floor, the spacious and stylish layout is ideal for families and entertaining alike. Externally, the property benefits from ample off-street parking and a generously sized, enclosed rear garden, perfect for outdoor living. Upstairs, three well-proportioned bedrooms provide comfortable accommodation, while an additional attic room offers flexible space for a home office, playroom, or extra storage. With excellent local amenities, schools, and transport links nearby, this fantastic home is a must-see.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

### Dining Room

13'6" x 11'4" (4.14m x 3.46m)

### Kitchen

14'11" x 8'0" (4.56m x 2.45m)

### Lounge

14'0" x 11'9" (4.29m x 3.60m)

### Snug

6'8" x 6'1" (2.05m x 1.86m)

### W.C.

5'0" x 4'6" (1.54m x 1.39m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

15'1" x 10'5" (4.62m x 3.19m)

### Bedroom Two

10'11" x 10'11" (3.33m x 3.33m)

### Bedroom Three

9'11" x 6'5" (3.04m x 1.98m)

### Bathroom

8'5" x 5'6" (2.59m x 1.70m)

## SECOND FLOOR ACCOMMODATION

### Attic

11'1" x 9'1" (3.38m x 2.77m)

### Directions

From Selby Abbey, head North-West along The Crescent and continue onto Gowthorpe/A1238. At the traffic lights, continue on the A1238 onto Leeds Road. The property can be clearly identified by our Park Row Properties 'For Sale' board.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

## OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

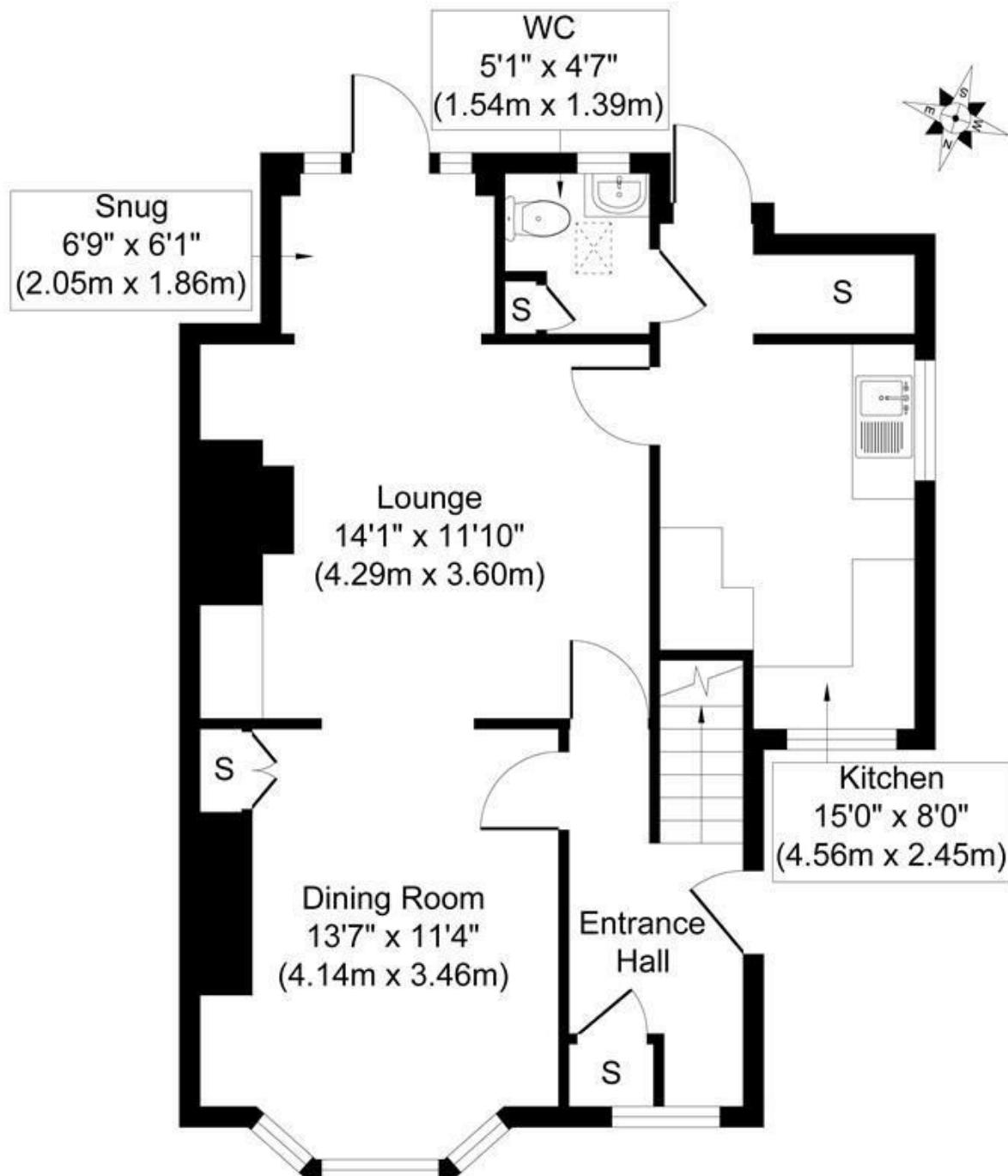
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

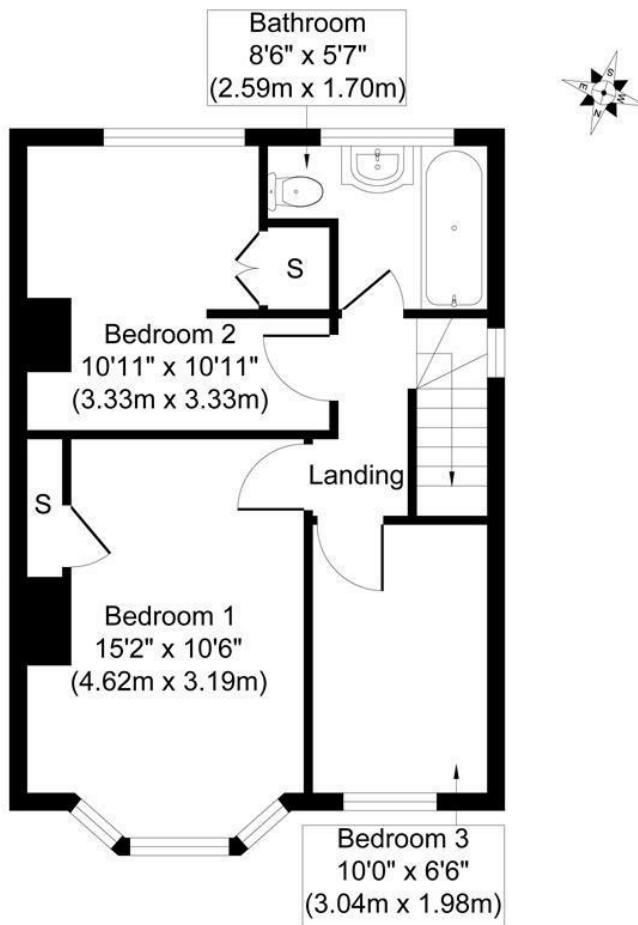
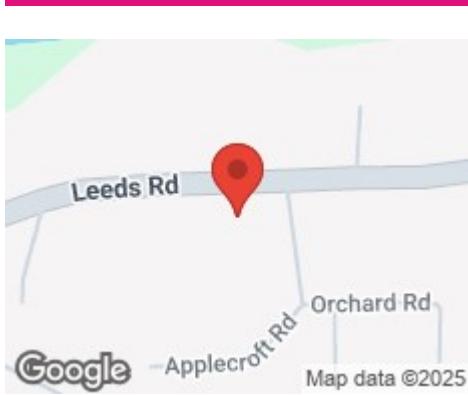
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**577 sq. ft**  
**(53.58 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**First Floor**  
**Approximate Floor Area**  
**422 sq. ft**  
**(39.18 sq. m)**

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Forecast	Current	Forecast
Very energy efficient - lower running costs					
(92-100)	A				
(81-91)	B				
(70-80)	C				
(61-70)	D				
(51-60)	E				
(41-50)	F				
(31-40)	G				
Not energy efficient - higher running costs					
Very environmentally friendly - lower CO <sub>2</sub> emissions					
(92-100)	A				
(81-91)	B				
(70-80)	C				
(61-70)	D				
(51-60)	E				
(41-50)	F				
(31-40)	G				
Not environmentally friendly - higher CO <sub>2</sub> emissions					
England & Wales		EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC