

Park Row



Morrell Garth, Brayton, Selby, YO8 9XF

Offers Over £230,000



**** ENCLOSED REAR GARDEN ** INTEGRAL GARAGE & DRIVEWAY ** TWO RECEPTION ROOMS ** CUL-DE-SAC POSITION **** The property is located in this popular family area having excellent access to Selby Town and all associated amenities including shops and schools. The property itself comprises: Entrance Hallway, Ground Floor W.C, Dining area, Lounge and Kitchen. To the first floor are four Bedrooms and family Bathroom. Externally there is a single integral garage, driveway and gardens to the front and rear. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POSITION OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'**



Ground Floor Accommodation

Entrance

UPVC entrance door with double glazed frosted panel to side elevation leading into Entrance Hallway.

Entrance Hallway

10'11" x 3'10" (3.33m x 1.17m)



Central heating radiator, telephone point, wood effect flooring and door leading into Integral Garage. Doors leading off:

Ground Floor W.C

4'5" x 3'4" (1.35m x 1.03m)



White low flush w.c and white wash hand basin with chrome taps over set into a white vanity unit with tiled effect splashbacks. UPVC double glazed frosted window to front elevation, central heating radiator and tiled effect cushion flooring.

Kitchen

12'4" x 8'1" (3.76 x 2.48m)



Range of base and wall white units with chrome handles. Single bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate worksurface with splashbacks. Integrated appliances include: dishwasher, electric oven, four ring ceramic hob with extractor fan over benefitting from downlighting. Plumbing for washing machine, understairs storage cupboard which houses the central heating boiler., wine rack, wood effect flooring and keypad for intruder alarm.



Dining Area

11'9" x 8'5" (3.59m x 2.59m)



Central heating radiator, balustrade and decorative wrought iron metal work and stairs leading to First Floor Accommodation. The Dining area steps down into the Lounge.



Lounge

20'0" x 10'9" (6.11m x 3.30m)



Gas coal effect living flame fire with marble effect back and hearth and decorative fire surround. UPVC double glazed bay window to rear elevation. uPVC double glazed door with UPVC double glazed side panels to rear elevation leading to the garden and patio area. Understairs shelving alcove, two central heating radiators, television point.



First Floor Accommodation

Landing



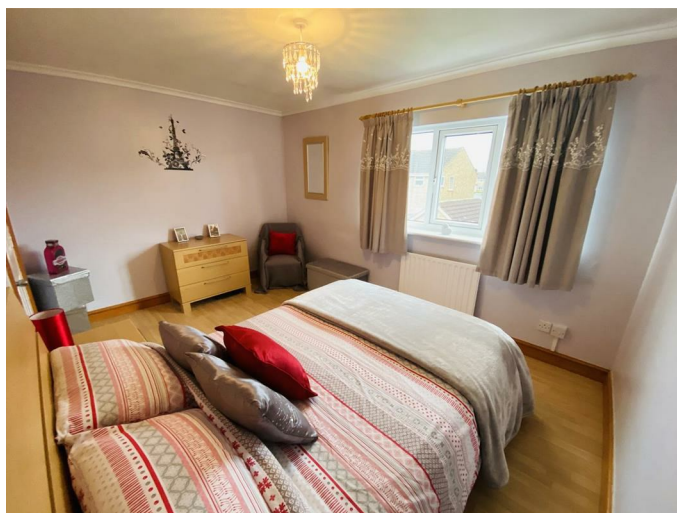
Half landing with uPVC double glazed frosted window to side elevation. Loft access, storage cupboard and further doors leading off:

Bedroom One

12'11" x 9'3" (3.95m x 2.83m)



UPVC double glazed window to rear elevation, central heating radiator, telephone point and wood effect laminate flooring.



Bedroom Two

10'1" x 8'0" (3.09m x 2.46m)



UPVC double glazed window to front elevation, central heating radiator and wood effect flooring.



Bedroom Three

9'3" x 6'11" (2.82m x 2.11m)



UPVC double glazed window to rear elevation and central heating radiator.



Bedroom Four

9'9" x 8'1" (2.98m x 2.48m)



UPVC double glazed window to front elevation and central heating radiator.

Family Bathroom

8'3" x 6'10" (2.53m x 2.09m)



White panel bath with chrome mixer tap over and shower attachment with white trimmed shower screen. White flow flush w.c with chrome fittings and white wash hand basin with chrome tap over set into a vanity unit. UPVC double glazed frosted window to side elevation, central heating radiator and tiled effect flooring.



EXTERIOR

Front



Outside lamp. Decorative brick blocked driveway providing off street parking leading to the integral garage. Outside lamp. Flagged pathway leading to the side of the property with decorative stone edging leading to wrought iron pedestrian access gate which leads to the rear garden. Decorative blocked pathway leading to a further wrought iron pedestrian access gate giving additional access to the rear garden via flagged pathway with decorative stone edging. Lawned garden to the side of the property with herbaceous borders.

Integral Garage

15'8" x 8'7" (4.78m x 2.63m)

Rear



Outside lamp. Flagged pathway along the rear of the property with stoned edging. Flagged patio area which steps up to the second area of garden which is mainly laid to lawn with herbaceous borders. The boundaries are defined by hedging, timber fencing, concrete posts and gravel boards.





TENURE

Freehold

COUNCIL TAX

Local Authority: Selby

Band: D

TENURE AND COUNCIL TAX BANDING

Please note: The Tenure and Council 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.

DIRECTIONS

From our Selby office head northeast on Finkle Street toward Micklegate, follow B1223 to Flaxley Road. Turn left to stay on B1223. At the roundabout, take the 1st exit onto Flaxley Road. Slight right onto Brook St/A19. Continue to follow A19. Go through 1 roundabout. Turn left onto Baffam Lane. Take the 1st right onto Danescroft and first left onto Morrell Garth. The property can clearly be identified by our Park Row Properties 'For Sale' board.

HEATING AND APPLIANCES.

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

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.

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.

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:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

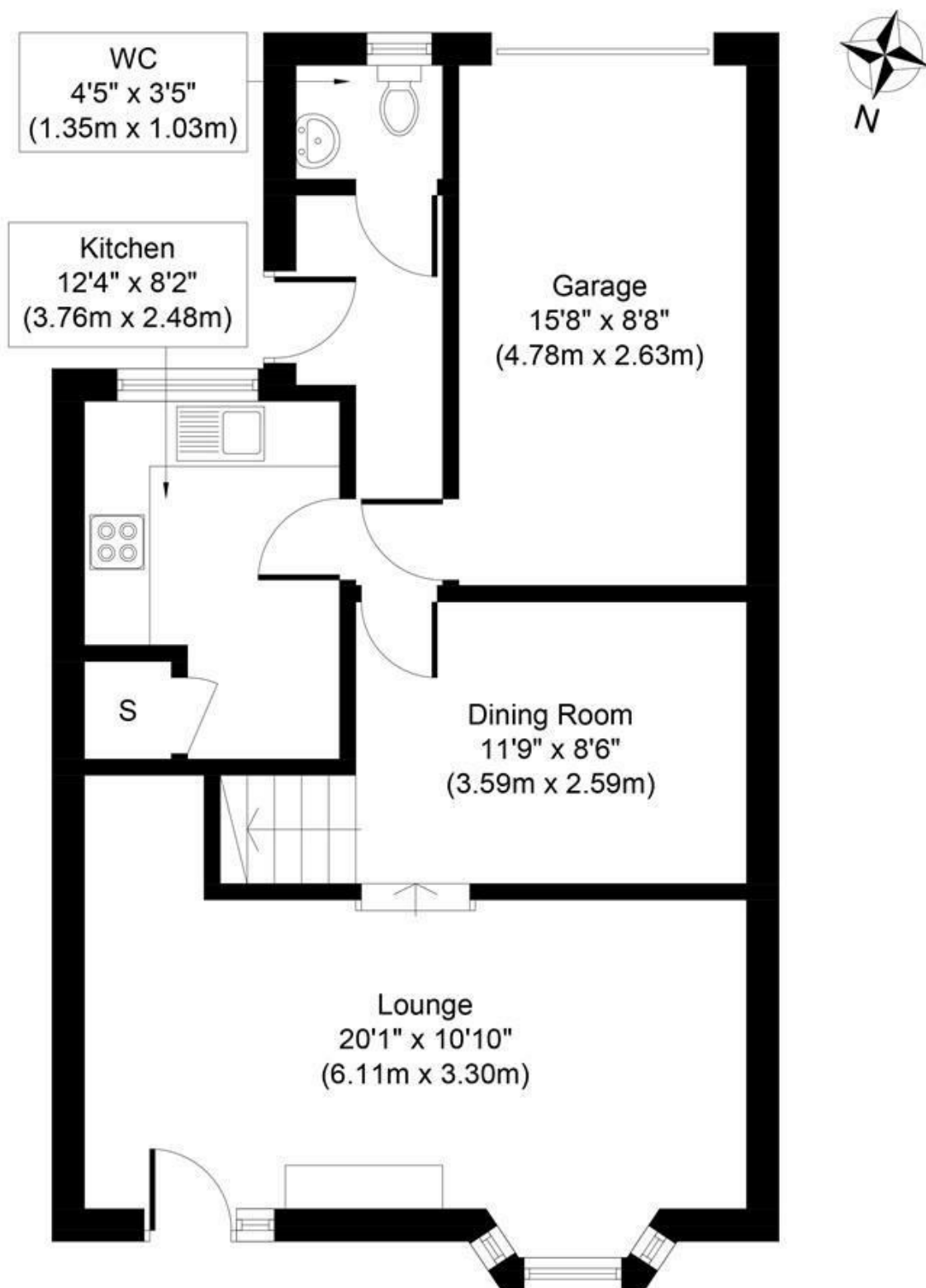
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS.

Strictly by appointment with the sole agents.

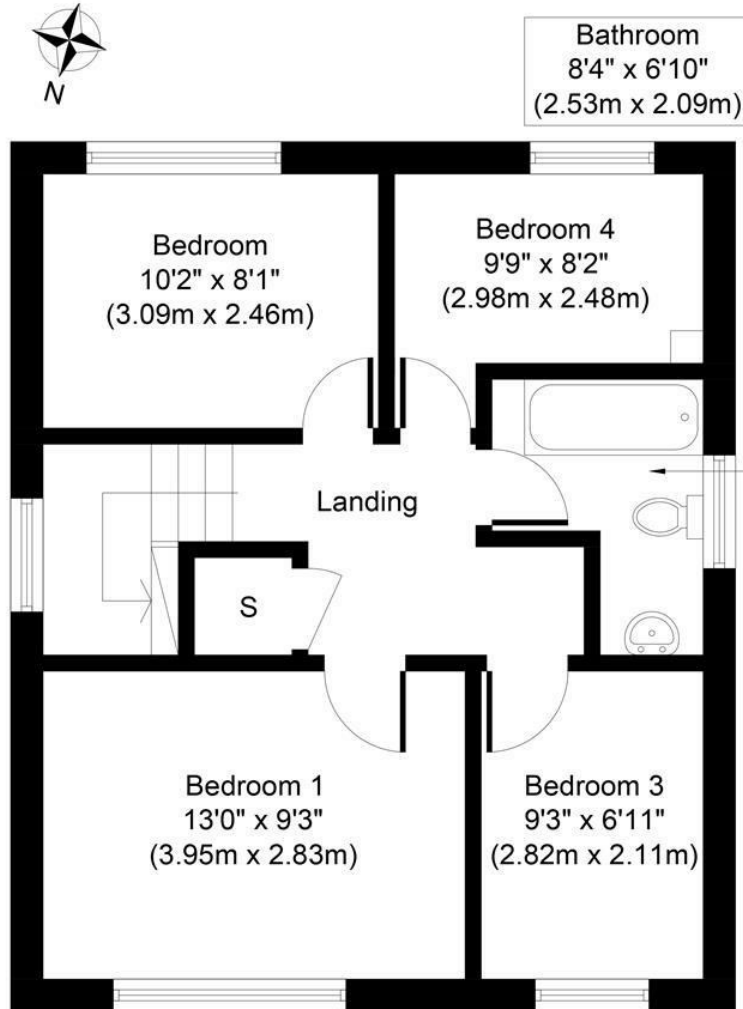
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
634 Sq. ft.
(58.9 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. 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.

Copyright V360 Ltd 2022 | www.houseviz.com



First Floor
Approximate Floor Area
489 Sq. ft.
(45.4 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. 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.

Copyright V360 Ltd 2022 | www.houseviz.com

T 01757 241124
W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS
selby@parkrow.co.uk

