Park Rôw



Clog Mill Gardens, Selby, YO8 3EH

Offers Over £70,000

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** IDEAL FOR FIRST TIME BUYERS ** ALLOCATED PARKING ** Situated in Selby, this ground floor apartment comprises: Open Plan Lounge Kitchen Diner, Bedroom and Shower Room. Externally the property benefits from an allocated parking space. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS 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'.



















PROPERTY OVERVIEW
This well-presented ground floor apartment is ideally located near Selby town centre, offering easy access to local amenities and commuter links. Perfect for a first-time buyer or investor, this property boasts an inviting and practical layout, ensuring a comfortable and convenient lifestyle. An added benefit is the allocated parking space, making it hassle-free for residents with a vehicle. With its desirable location and appealing features, this apartment presents an excellent opportunity for those looking to enter the property market or make a sound investment.

ACCOMMODATION

Open-Plan Lounge Kitchen Diner
14'2" x 12'0" (4.32m x 3.67m)

Bedroom
10'1" x 8'0" (3.09m x 2.44m)

Bathroom
7'3" x 5'11" (2.22m x 1.82m)

Storage/Utility

EXTERIOR

Front
Allocated parking space.

DIRECTIONS
From Barlby road (A19) head down the road to the bridge, at the traffic lights turn right, follow the road round and take your first left onto Holme Lane, follow the road up onto Clog Mill Gardens. Follow the road right to the end and the property will be marked by the Park Row Properties for sale board.

LOCAL AUTHORITY, TAX BANDING AND TENURE
Tenure: Leasehold
Local Authority: North Yorkshire County Council
Tax Banding: A

Lease Term Remaining: 106 years
Ground Rent: £80.00
Annual Service Charge: £2295.44

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 Gas
Sewerage: Mains
Water: Mains

Broadband: Ultrafast
Mobile: 4G/5G

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.

Agent's Note
Some marketing materials for this property (including photographs and descriptions) may have been enhanced using AI for illustrative purposes only. These do not alter the property's actual condition or features. Please arrange a viewing and verify all details independently.

AML Fee
Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

HEATING & 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 Practices) 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/CASTLEFORD - 01977 791133

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
281 sq. ft
(26.11 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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