

Park Rôw



Abbots Road, Selby, YO8 8AY

Offers Over £170,000



**** SOUTH-FACING GARDEN ** OFF STREET PARKING ** CONSERVATORY **** Situated in a popular area of Selby, within walking distance of the Town Centre, this semi detached property briefly comprises: Hall, Lounge, Kitchen Diner, Conservatory and Utility Room. To the First Floor: three Bedrooms and Bathroom. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE 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 door with top section having double glazed frosted panels to side elevation leading into:

Hall



Stairs leading to First Floor Accommodation with balustrade and handrail. UPVC double glazed window with leaded section. Wood effect flooring, central heating radiator, telephone point and understairs storage alcove. Timber doors with top section having single glazed panels leading off.

Lounge

13'4" x 12'1" (4.07m x 3.69m)



UPVC double glazed window to the front elevation, central heating radiator and television point. Electric fire set into granite back and hearth with decorative timber fire surround.



Kitchen Diner

18'6" x 11'1" max (5.64m x 3.40m max)



Range of olive fronted base and wall units with brushed chrome bow handles and under unit lighting. One and half bowl stainless steel sink and drainer with chrome mixer tap over set into wood grain effect laminate work surface with brick tiled splash back. Integrated appliances include: 'Neff' electric oven, four ring brush chrome gas hob with electric stainless steel and glass extractor fan over benefitting from downlighting and dishwasher. Central heating radiator and tiled flooring. UPVC double glazed window to the side elevation and UPVC double glazed 'French' doors leading to:



Conservatory
12'5" x 9'5" (3.81m x 2.88m)



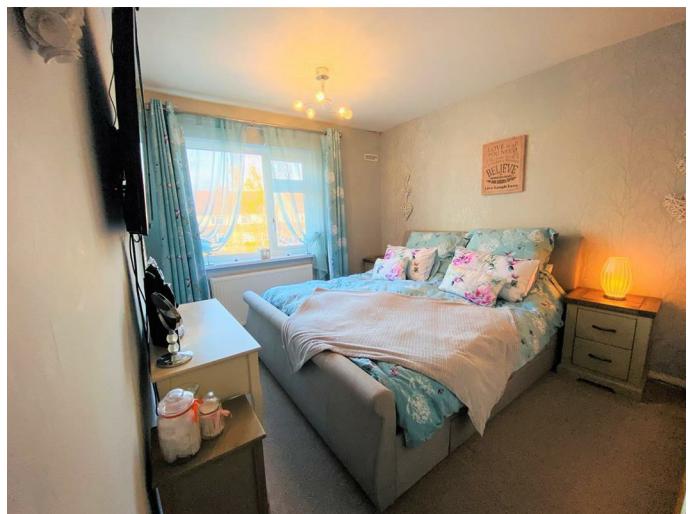
UPVC 'French' doors leading out onto patio area. Electric heater, television point and wood effect cushioned flooring. Door leading into:





Bedroom One

12'11" max x 10'11" (3.96m max x 3.35m)



Utility Room

8'9" x 4'5" (2.68m x 1.36m)

UPVC double glazed window to the rear elevation, plumbing for washing machine and wood effect cushioned flooring.

FIRST FLOOR ACCOMMODATION

Landing



Further balustrade and spindles. UPVC double glazed window to the side elevation and loft access. Doors leading off.

UPVC double glazed window with leaded feature to the front elevation and central heating radiator.



Bedroom Two

11'4" x 11'0" (3.46m x 3.37m)



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

Bedroom Three

10'11" x 8'2" (3.35m x 2.50m)



UPVC double glazed window to the front elevation, central heating radiator and overstairs storage cupboard housing 'Worcester Bosch' central heating boiler.

Bathroom

7'0" x 5'5" (2.14m x 1.67m)



White panel bath with chrome taps over. White low flush w.c. with chrome fittings and matching wash hand basin with chrome taps over. UPVC double glazed frosted window to the rear elevation and chrome heated towel rail. The room is tiled on all walls to ceiling, including floor.

EXTERNAL

Front



Storm porch and outside lights. Pathway leading away and also along the front of the property. Decorative stone hardstanding for off street parking. Timber pedestrian access gate giving access to the side of the property. The boundaries are defined by brick wall, timber fence, concrete posts and gravel boards.

Side

Pathway continuing to timber decking area to the Rear of the property. Outside tap.

Rear



Timber decking rear along the rear of the property leading to decorative stoned area which in turn steps up onto lawn with herbaceous borders. The boundaries are defined by timber fence, concrete posts and gravel boards.



Directions

From Selby Town centre take the A1041 Bawtry Road, at the roundabout take the first exit onto Abbotts Road. The property can clearly be identified by our Park Row Properties 'For Sale' board.

Tenure

Freehold

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 A 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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

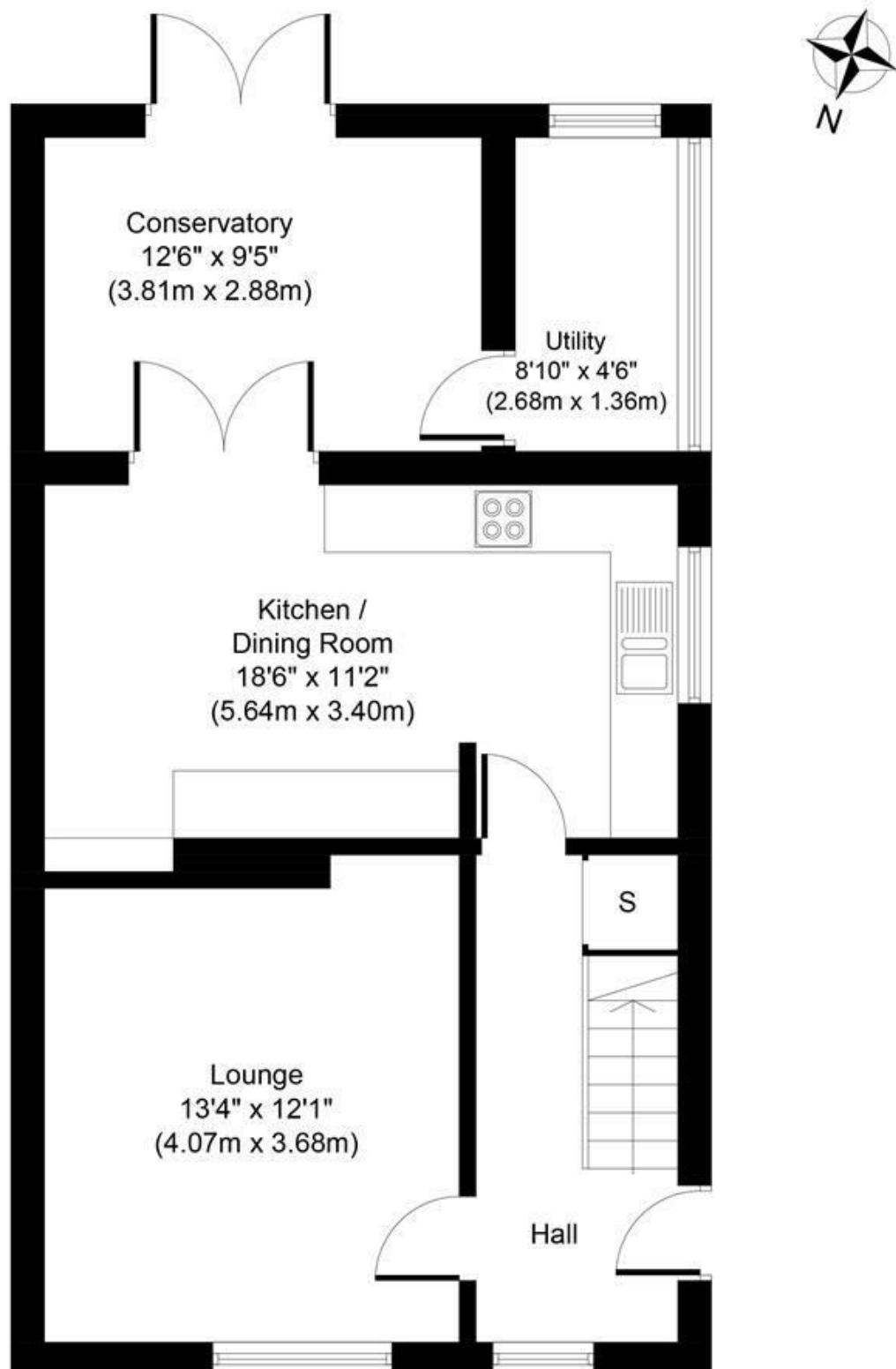
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

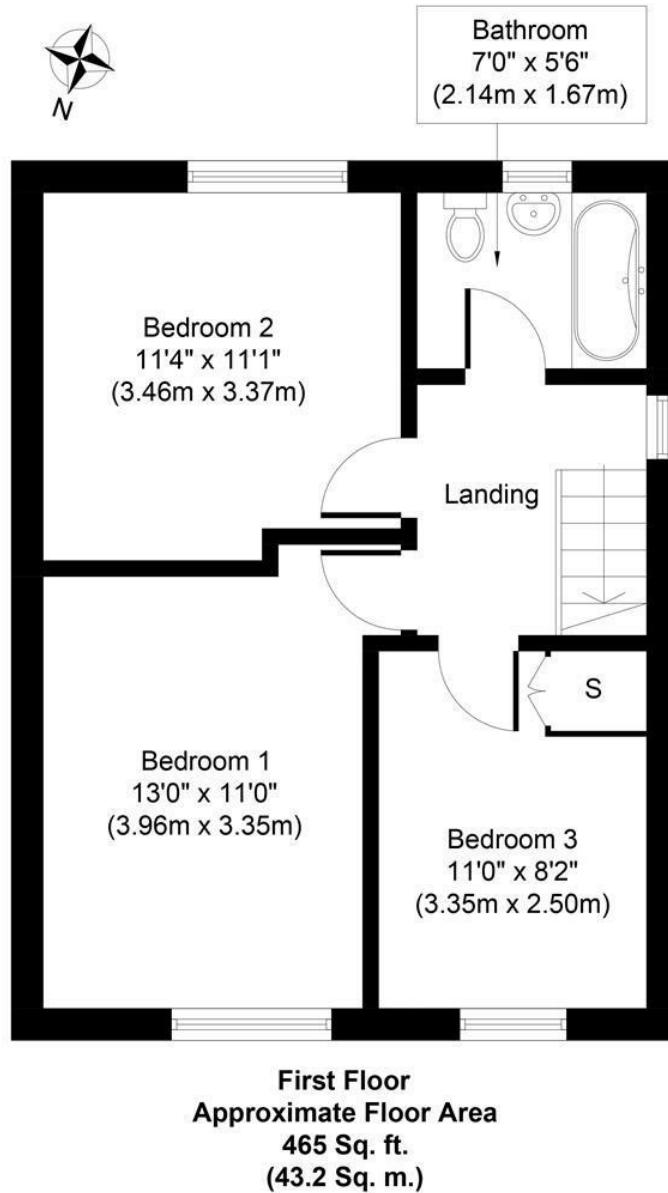
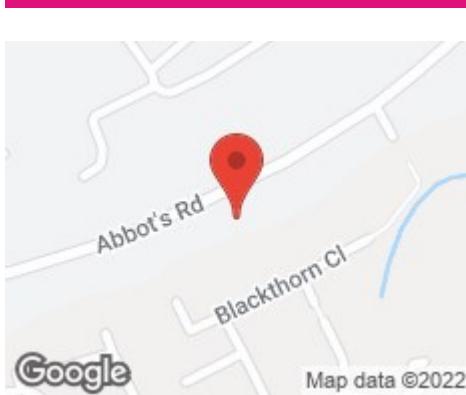
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
653 Sq. ft.
(60.7 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	82	67
(91-91)	B		
(90-89)	C		
(89-88)	D		
(88-84)	E		
(83-80)	F		
(79-70)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A	82	
(91-91)	B		
(90-89)	C		
(89-88)	D		
(88-84)	E		
(83-80)	F		
(79-70)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			