

# Park Row



## The Waterfront, Selby, YO8 8FE

Offers Over £110,000



**\*\* NO ONWARD CHAIN \*\* VIEWS OVER SELBY CANAL LOCK \*\*** This apartment can be found in the Waterfront development in Selby and is offered with tenant in situ. Selby has excellent amenities including shops, bars, restaurants and leisure facilities. The town has good commuter links via the regions motorway networks, the town bus and train stations. This Third Floor flat briefly comprises: Entrance Hallway, Inner Hallway, Living Dining Kitchen, two bedrooms and Bathroom. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL AND LOCATION OF THE PROPERTY ON OFFER. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



## FIRST FLOOR ACCOMMODATION

### Communal Entrance

## THIRD FLOOR ACCOMMODATION

### Entrance

Timber door leading through into:

### Entrance Hall

5'0" x 4'4" (1.53m x 1.33m)

Keypad entry system and storage cupboard. Doors leading off:

### Inner Hallway

14'8" x 4'7" (4.49m x 1.40m)

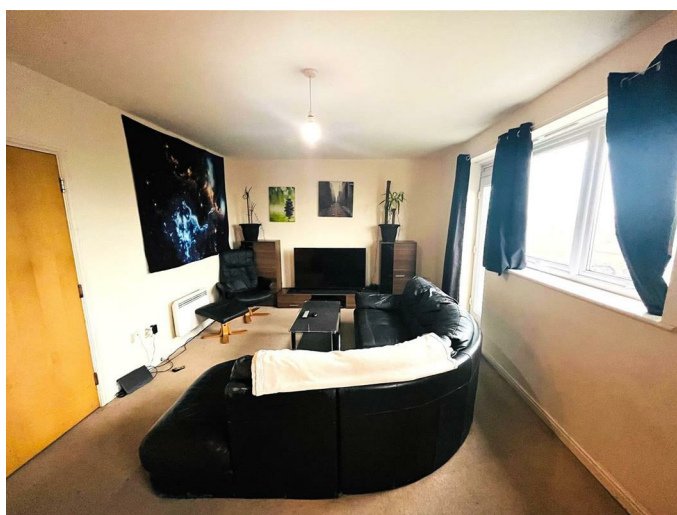
Wall mounted electric heater and storage cupboard housing the hot water cylinder. Doors leading off.

### Living Dining Kitchen

22'7" x 20'8"\* (6.90m x 6.32m\*)



\*L Shaped. In the living dining section: UPVC door full length double glazed unit to the rear elevation leading out onto metal and glass balcony giving views over Selby Canal. Twin uPVC double glazed windows to the rear elevation, wall mounted electric heater, television and telephone points. To the Kitchen section: Range of maple effect base and wall units with chrome handles. Single bowl stainless steel sink and drainer with chrome mixer tap, set into laminate work surface with tiled splashback. Brushed steel integrated electric oven and four ring ceramic electric hob with brushed steel electric extractor fan over benefitting from downlighting. Plumbing for washing machine and breakfast bar area.



### Bedroom One

12'9" x 8'10" (3.90m x 2.70m)



Range of fitted wardrobes. UPVC double glazed window to the front elevation and wall mounted electric heater.

## Bedroom Two

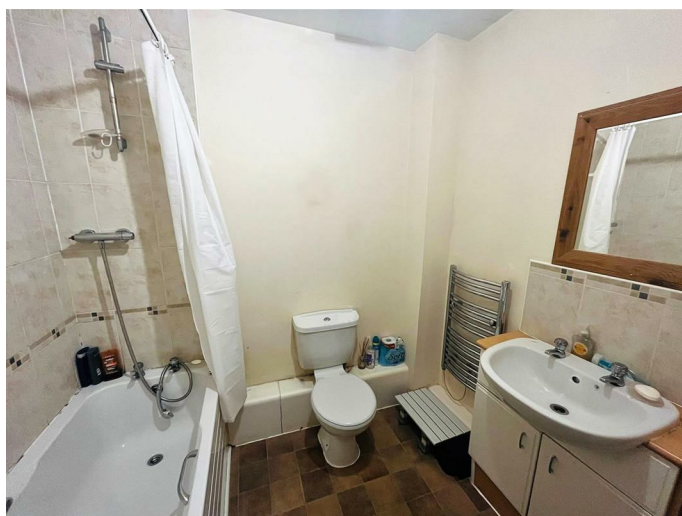
9'0" x 8'11" (2.76m x 2.74m)



UPVC double glazed window to the front elevation and wall mounted electric heater.

## Bathroom

7'5" x 5'7" (2.27m x 1.72m)



White panel bath with chrome taps over, further chrome shower, and is tiled to ceiling height. White low flush w.c with chrome fittings and white wash hand basin with chrome taps over set into vanity unit. Electric shaver point, extractor fan and chrome heated towel rail.

## Exterior



## Views of Selby Canal



## Directions

Head out of Selby on the A19 towards York passing the Abbey on your left. At the traffic lights directly before the old toll bridge turn right onto Ousegate. Follow this road around and turn left just after the bend onto The Waterfront. The Halcyon is situated at the far end.

## Tenure: Leasehold

Lease Term from: 01/01/2004

Lease Years: 155 years

Lease Remaining: 136

Ground Rent: £180.00 per annum

Service Charge: £71.00 pcm

## Council Tax: Selby District Council

Band: B

## COUNCIL TAX BANDING AND TENURE

Please note: The Council Tax Banding and Tenure 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.

## 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

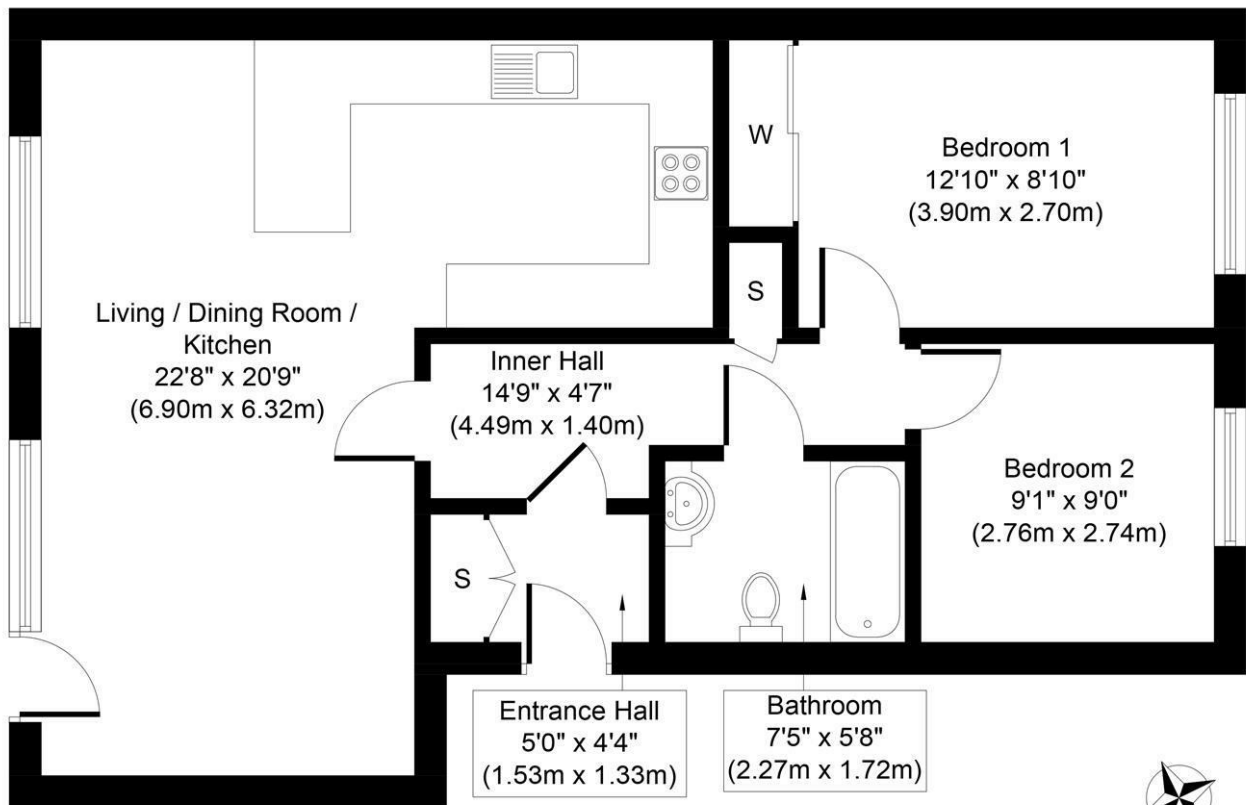
PONTEFRACT - 01977 791133

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.



**Approximate Floor Area**  
**716 Sq. ft.**  
**(66.5 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 <b>A</b>		92-100 <b>A</b>	
81-91 <b>B</b>		81-91 <b>B</b>	
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>		55-68 <b>D</b>	
49-54 <b>E</b>		49-54 <b>E</b>	
41-48 <b>F</b>		41-48 <b>F</b>	
31-40 <b>G</b>		31-40 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC