

# Park Row



Leeds Road, Selby, YO8 4HX

Offers Over £500,000



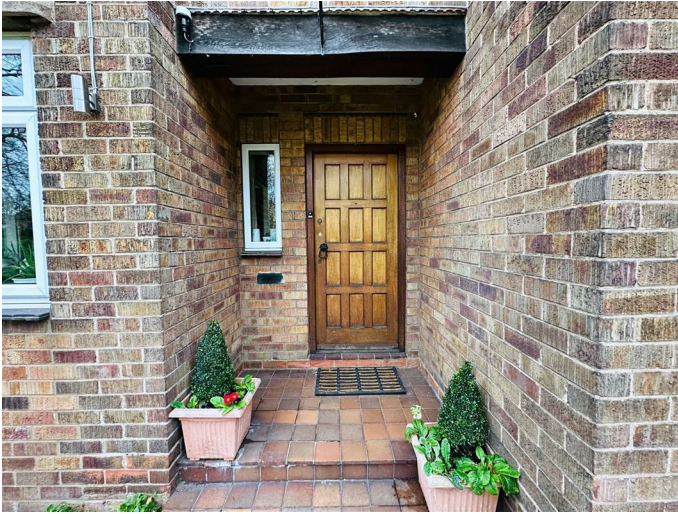
Nestled in the heart of the Selby Abbey Pillar, this spacious family residence offers versatile living spaces. Situated in the sought-after Leeds Road locale, the property is gracefully set back, featuring mature gardens both at the front and rear. Parking is abundant, complemented by a detached double garage. Impeccably maintained, the home showcases a range of desirable attributes, from Muhuhu flooring to Mahogany panelled doors. The bespoke kitchen, fashioned in Canadian Maple with Walnut and Wenge inserts, adds a touch of elegance. The Garden Room provides a delightful vantage point overlooking the meticulously kept garden, seamlessly blending indoor and outdoor living. Notably, the majority of rooms enjoy stunning views over the grounds, offering a picturesque outlook from two aspects. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND POTENTIAL 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



Hardwood panelled door leading into:

### Hall



Muhuhu flooring set in decorative 'Herringbone' style. Stairs leading to First Floor Accommodation with handrail. UPVC double glazed window to the front elevation. Telephone point and central heating radiator. Mahogany panelled doors leading off.

## Ground Floor w.c

6'8" x 4'8" (2.05m x 1.43m)



White low flush w.c with hidden cistern and chrome controls. White wash hand basin inset to vanity unit with inset mixer tap and tiled splashback. Under-stairs storage cupboard. Keypad for intruder alarm. UPVC double glazed frosted window to the rear elevation and tile effect flooring.

## Lounge

20'8" x 11'8" (6.31m x 3.56m )



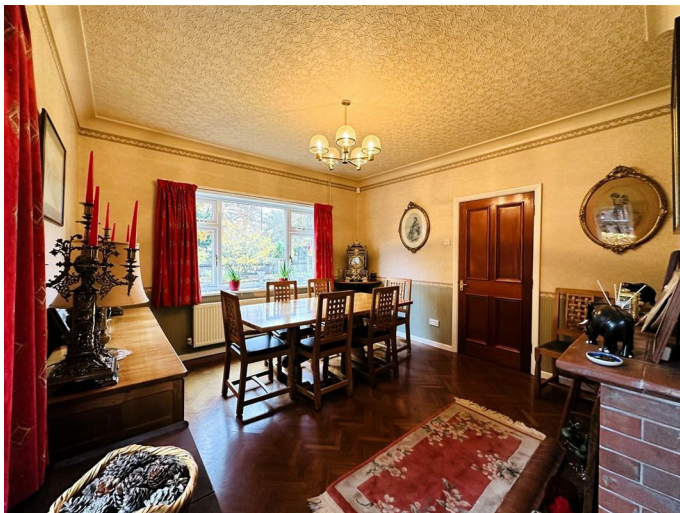
Decorative Mahogany topped stone fireplace with Mahogany mantle. UPVC double glazed windows to the front and side elevations. UPVC double glazed sliding patio doors opening out onto York stone patio area. Television point and central heating radiator. Mahogany fitted corner cabinet.





### Dining Room

13'11" x 12'3" (4.25m x 3.74m)



Muhuhu flooring set in 'Herringbone' design. UPVC double glazed windows to the front and side elevations, decorative fire surround and central heating radiator. Solid mahogany panelled door leading into:

### Kitchen - Dining and Utility Room

Fitted throughout with bespoke Canadian Maple units with Wenge wood and Walnut inserts with 'Corian' work surfaces and tile effect flooring.

### Dining Area

12'1" x 8'8" (3.70m x 2.65m)



Bespoke glass fronted display cabinet and integrated wine cooler. UPVC double glazed window to the side elevation. Aperture flowing down to:

### Kitchen Area

14'11" x 10'8" (4.56m x 3.26m)



Integrated 'Miele' appliances include: four ring brushed steel gas hob with extractor fan over benefitting from downlighting, oven with combination oven/microwave above and separate steam oven. One and half bowl sink and mixer tap moulded into 'Corian' work surface with tiled splashback. Door leading into Garden Room.





Composite door and uPVC double glazed windows to the side elevation. Tile effect flooring. Decorative frosted glass panel and aperture leading into:

**Utility Area**  
9'8" x 5'1" (2.96m x 1.57m)



UPVC double glazed window to the side elevation. 'Belfast' style sink and plumbing for washing machine. Cupboard housing the 'Worcester Bosch' central heating boiler.

**Garden Room**  
16'0" x 9'1" (4.90m x 2.77m)



Contemporary wall mounted central heating radiators. UPVC double glazed 'French' doors opening out to rear elevation giving access to garden. UPVC double glazed patio doors and windows to the side elevation. Tiled flooring.

**FIRST FLOOR ACCOMMODATION**

**Landing**



UPVC double glazed windows to the rear and side elevations overlooking established gardens.

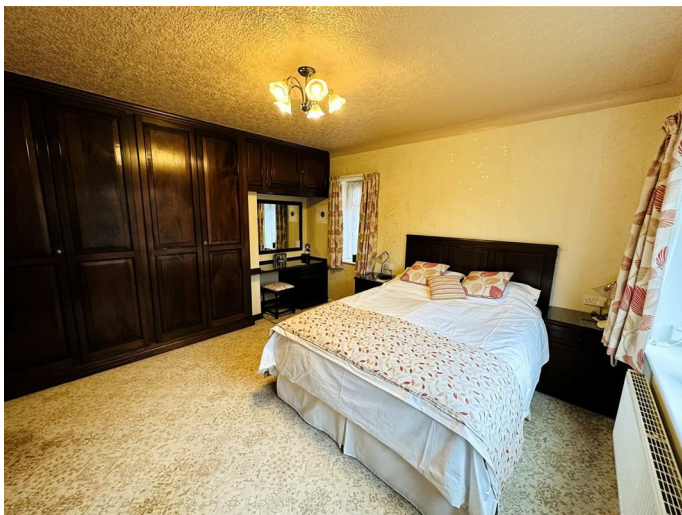




Stairs leading to Second Floor accommodation with balustrade and turned spindles. Loft access and central heating radiators. Mahogany panelled doors leading off.

### Bedroom One

14'0" x 12'3" maximum (4.29m x 3.74m maximum)



Mahogany fitted wardrobes with dressing table area. UPVC double glazed windows to the front and side elevations and central heating radiator.

### Views Over Garden



Door leading into:



### En-suite

6'7" x 4'5" (2.02m x 1.35m)



Corner shower with chrome trimmed sliding door and chrome shower. 'Villeroy & Boch' white low flush w.c with chrome fittings. Wash hand basin with mixer tap over set into vanity unit. White heated towel rail. UPVC double glazed frosted window to the front elevation. The room is tiled on all walls to ceiling height with the shower area being wet-walled to ceiling height.

### Bedroom Two

11'8" x 8'11" (3.58m x 2.73m)



UPVC double glazed windows to the the front and side elevations. White pedestal wash hand basin with mixer tap and tiled splashback. Central heating radiator.

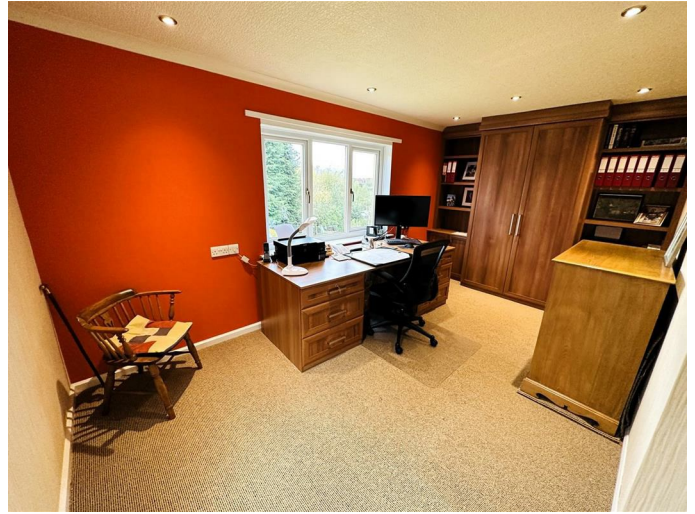
### Bedroom Three

13'5" x 11'8" (4.10m x 3.57m)

UPVC double glazed windows to the rear and side elevations giving views over garden and central heating radiator.

### Bedroom Four

15'8" x 9'6" maximums (4.80m x 2.92m maximums)



Range of fitted wardrobes and drawer sections. UPVC double glazed windows to the rear and side elevations. Telephone and television points and central heating radiator. Hot and cold water supply.

### Bedroom Five

10'9" x 9'8" maximum (3.30m x 2.97m maximum)



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

### W.C

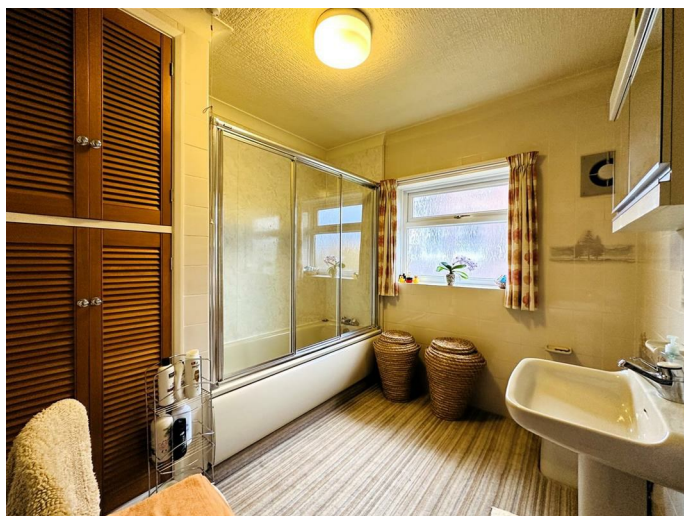
6'10" x 4'0" (2.09m x 1.23m)

UPVC double glazed frosted window to the side elevation. White low flush w.c with chrome fittings and tile effect flooring.



## Bathroom

9'0" x 8'7" (2.75m x 2.64m)



Panel bath with mixer tap, chrome shower over with inset controls and full length chrome trim sliding doors. Pedestal wash hand basin with chrome mixer tap over and bidet. UPVC double glazed frosted window to the side elevation and extractor fan. Cupboard with 'louvre' style doors housing hot water cylinder. Heated towel rail. The bath area is wet-walled to ceiling height with the rest of the room being tiled to ceiling height.

## SECOND FLOOR ACCOMMODATION

### Landing

Balustrade and turned spindles. Eaves storage and 'Velux' double glazed skylight window to the side elevation. Mahogany panel door leading into:

### Bedroom Six

16'2" x 15'8" \* (4.94m x 4.79m \*)



\* maximum into eaves.

UPVC double glazed windows to the side and rear elevations with views over the garden and central heating radiator.

## Views over Garden and Beyond



## EXTERIOR

### Front



Porch with lighting and tiled flooring steps onto 'York' stone flagged pathway which leads across the front of the property and in turn, to each side of the house. To one side the pathway leads to the rear with lighting and outside tap.





The pathway to the other side continues around the property and merges into driveway for multiple vehicles with block edging. The front is predominately laid to lawn with established trees and shrubs adorning the borders.



Boundaries are defined by timber fencing with uPVC posts and gravel boards. Decorative wrought iron vehicular and pedestrian access gates open with electric cables laid in ground to both pairs of gate posts gives option to up-grade the access gates and open onto:

## Side and Rear



Providing further parking with driveway sweeping around the property and leading to detached double garage with electric roller door. The garden has further 'York' stone patio areas and pathways and lighting around the home and further floodlight on 'PIR' sensor. The grounds themselves feature orchard with established trees and shrubs, allotment section and further lawned areas. The 'Hartley' greenhouse benefits from power for lighting and heating.







### Garage

24'7" x 15'5" (7.51m x 4.71m)



The garage is larger than average and featuring 'Hormann' electric garage door and benefits from power, lighting and is partially boarded for storage. Door to the rear provides access to ramp to enable access for garden storage. With the relevant planning permissions, this area is ideal for conversion as an annexe for multi-generational living.

### 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 will be found on the right hand side and can be clearly identified by our Park Row Properties 'For Sale' board.

### Tenure: Freehold

### Local Authority: North Yorkshire Council

Tax Band: F

### TENURE, LOCAL AUTHORITY AND TAX BANDING

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.

### 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





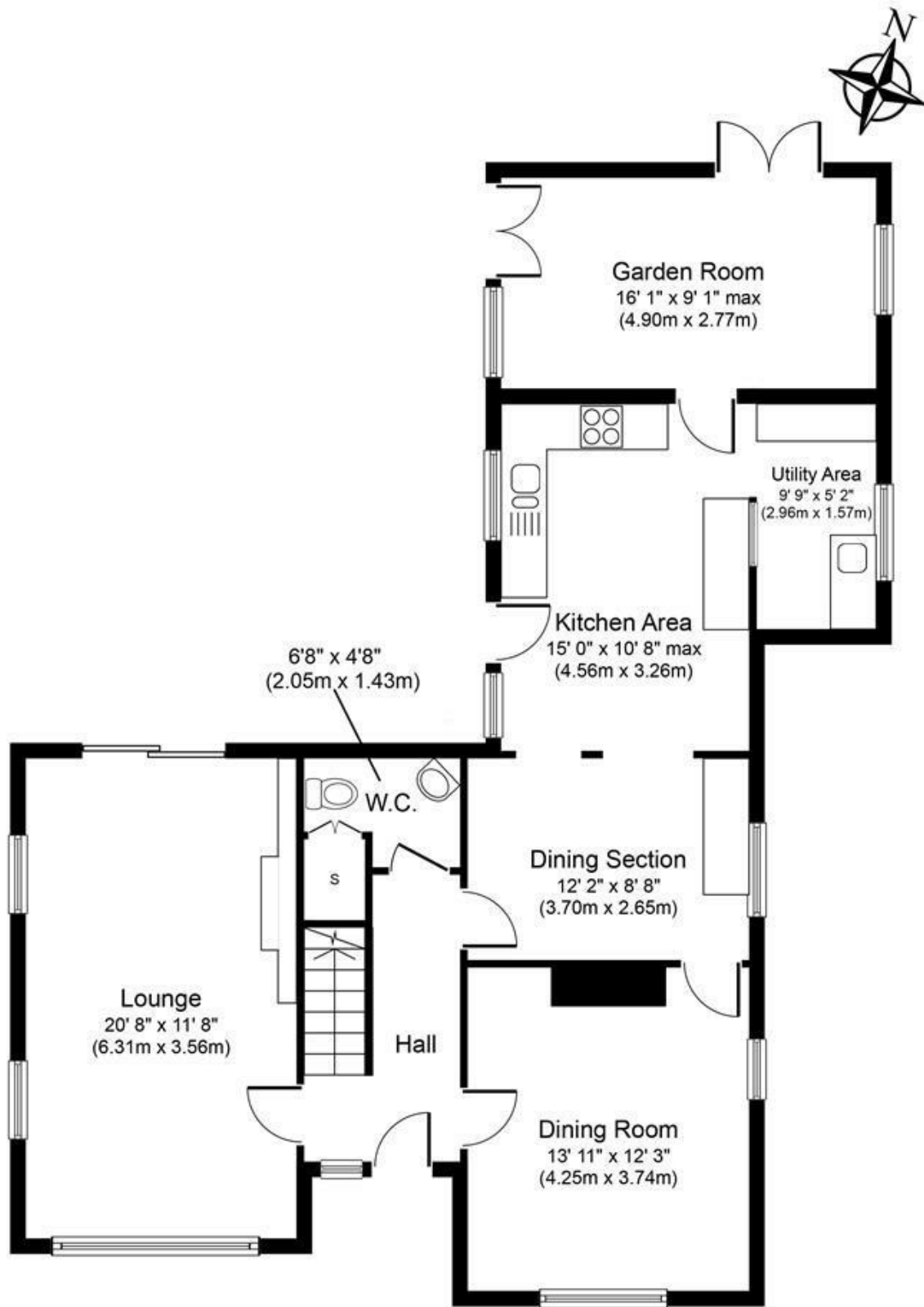
## **VIEWINGS**

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.





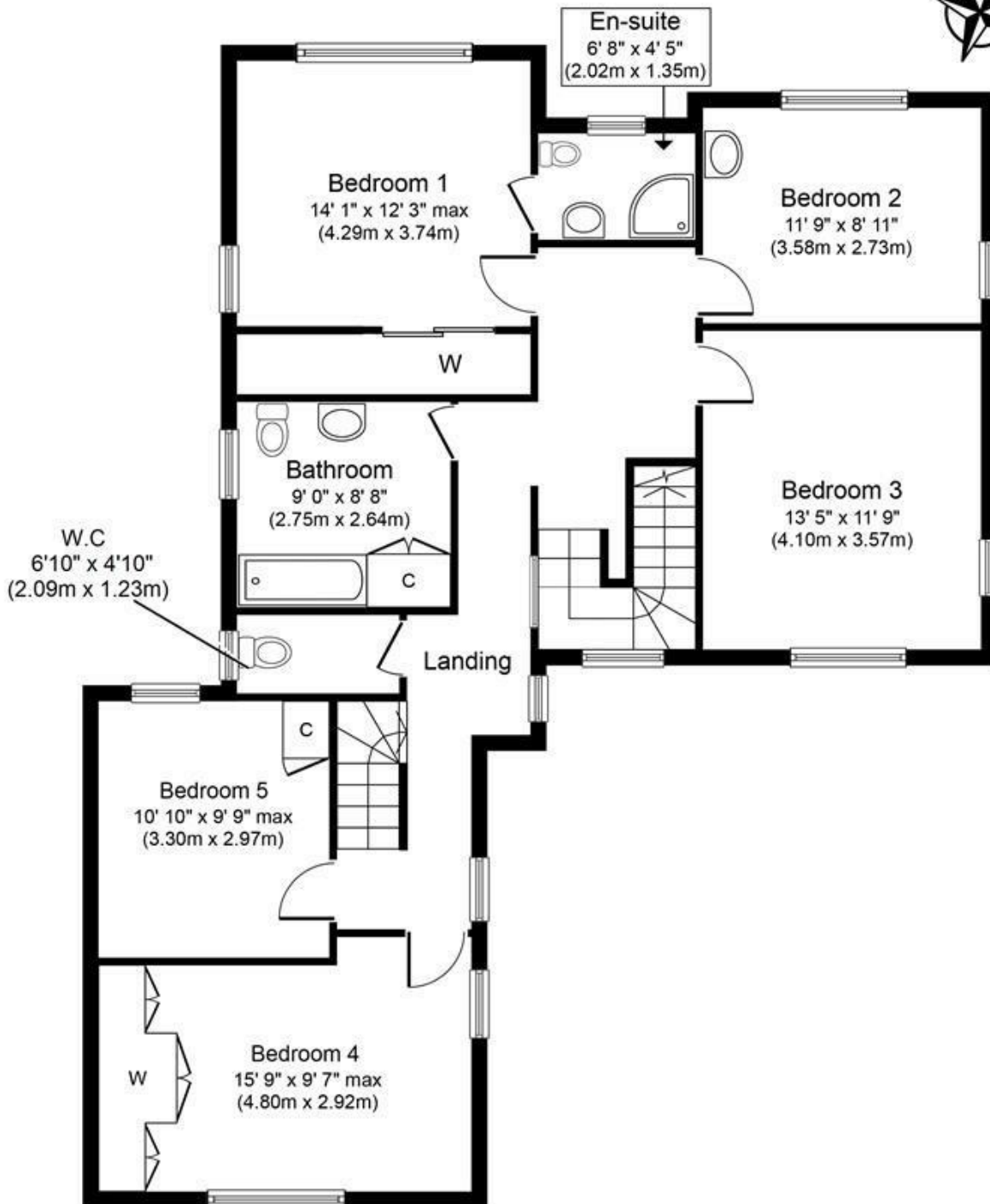


**Ground Floor**  
**Approximate Floor Area**  
**1,023 sq. ft.**  
**(95.1 sq. m.)**

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.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)



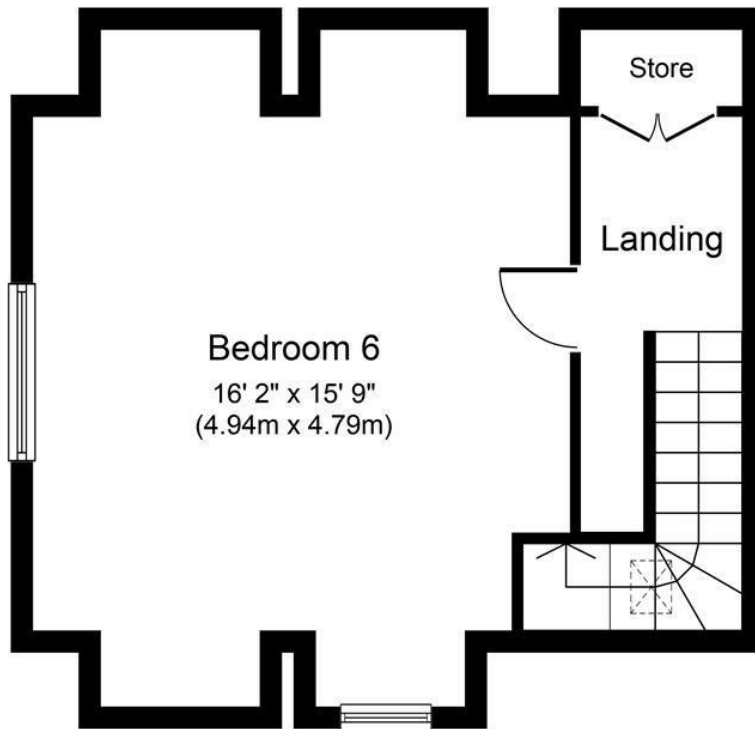


**First Floor**  
**Approximate Floor Area**  
**1,092 sq. ft.**  
**(101.5 sq. m.)**

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. 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.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)





**Second Floor**  
**Approximate Floor Area**  
**390 sq. ft.**  
**(36.2 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.  
 Copyright V360 Ltd 2023 | www.houseviz.com

**T** 01757 241124  
**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

14 Finkle Street, Selby, North Yorkshire, YO8 4DS  
[selby@parkrow.co.uk](mailto:selby@parkrow.co.uk)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A			92-100	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>				<b>England &amp; Wales</b>			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			