

Park Row



The Crescent, Selby, YO8 4PD

Offers Over £400,000



**** FREEHOLD ** SHOP WITH AMPLE STORAGE ROOMS AND FURTHER ROOMS ABOVE ** THREE SELF CONTAINED FLATS **** Located in Selby Town Centre, with views over-looking Selby Abbey this property offers plenty of potential with three self contained flats already to let out a shop with good floor space and variety of rooms and more rooms above shop with the potential of conversion. **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'.**



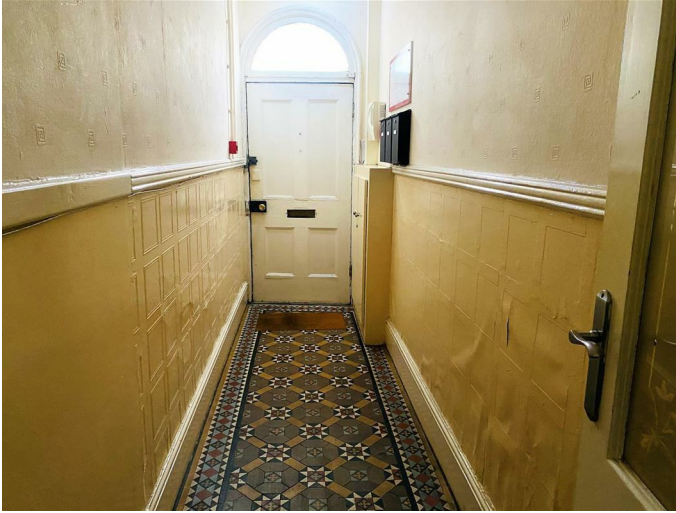
GROUND FLOOR ACCOMMODATION

Entrance

Traditional panel door leading into:

Hallway

15'2" x 3'11" maximum (4.64m x 1.20m maximum)



Further timber framed single glazed frosted skylight window to front elevation, traditional cornice to ceiling, 'Fireline' protection control panel and smoke detectors. Dado rail, traditional tiled flooring, further timber panel door with single glazed frosted panel to top section leading into:

Inner Hallway

13'5" x 5'10" maximum (4.11m x 1.80m maximum)



Stairs leading to First Floor Accommodation with balustrade and spindles, dado rail, smoke detector and traditional tiled flooring. Aperture leading to understairs storage area and fire emergency lighting system.

FIRST FLOOR ACCOMMODATION

Landing

Jack and Jill landing with further balustrade and spindles and emergency lighting. Further staircase leading to Second Floor Accommodation with balustrade and spindles.

Flat 7C

Living Area

20'11" x 14'11" maximum (6.40m x 4.55m maximum)



Telecom entry system.

Kitchen Area: Range of beech effect fronted base with chrome handles. Single bowl black granite effect sink and drainer with chrome mixer tap over set into a granite effect laminated work surface. Integrated appliances include: brushed steel electric oven, brushed steel integrated microwave, four ring ceramic electric hob with glass/brushed steel electric extractor fan over with downlighting and brushed chrome splashback. Integrated fridge, freezer, washer and dishwasher. Breakfast bar area.





Living area is a feature fireplace with tiled surround and further timber decorative surround. Three timber framed single glazed traditional sash style windows to front elevation with secondary glazing giving spectacular views of Selby Abbey. Traditional cornice to ceiling and picture rail. Central heating radiators. television and telephone points, and aperture leading into:



Inner Hallway

4'6" x 4'3" maximum (1.38m x 1.30m maximum)

Doors leading off.

Bedroom

12'11" x 10'0" maximum (3.95m x 3.06m maximum)



Feature fireplace with a traditional painted cast iron inset, with matching surround and mantle. Timber doors leading to a storage cupboard providing shelving, storage and hanging space. Timber framed single glazed traditional sash style window to rear elevation with secondary glazing. 'Worcester Bosch' central heating boiler and central heating radiator.

Shower Room

7'1" x 4'8" maximum (2.16m x 1.44m maximum)



Shower cubicle with roller chrome trimmed doors and chrome 'T' bar handles housing chrome shower with wet walling to three quarter height. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over with white tiled splashback. Electric shaver point, electric extractor fan and single central heating radiator. Wood effect cushion flooring.

FLAT 7B

Inner Hallway

5'8" x 2'11" maximum (1.74m x 0.90m maximum)

Telephone keypad entry system, door leading into kitchen and aperture leading through to:

Living Area

13'7" x 11'9" maximum (4.15m x 3.60m maximum)



Timber framed single glazed panelled windows to the side elevation, central heating radiator and telephone point.' Worcester Bosch' central heating boiler.

Kitchen

8'3" x 6'3" maximum (2.54m x 1.92m maximum)



Range of white fronted base and wall units in a 'shaker' style with brushed chrome handles. Single bowl stainless steel sink and drainer with chrome mixer tap over set into a granite effect laminated work surface with tiled splashback. Integrated appliances: brushed steel electric oven and brushed steel four ring electric hob with brushed steel electric extractor fan over benefitting from downlighting. Timber framed single glazed window to side elevation, single central heating radiator, plumbing for washing machine and wood effect cushion flooring. Loft access.

Shower Room

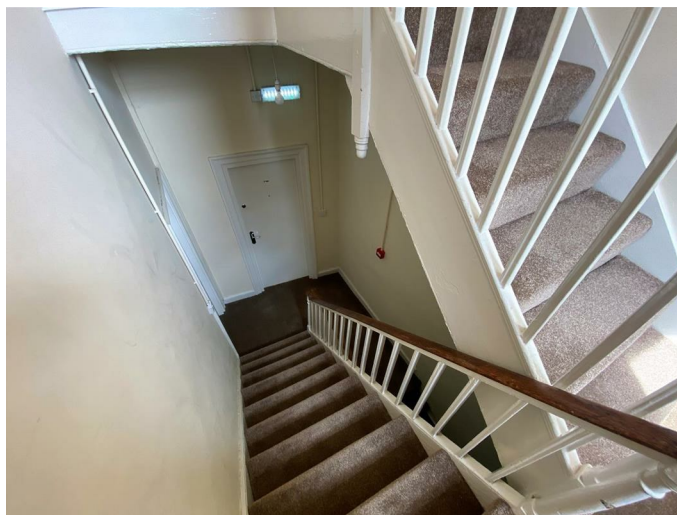
8'3" x 4'9" maximum (2.52m x 1.45m maximum)



Shower cubicle with chrome trimmed door with chrome shower over. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over. The shower area is tiled to ceiling height with the rest of the suite being tiled mid-height. Double glazed skylight window to the side elevation, chrome heated towel rail, electric extractor fan and wood effect cushion flooring.

SECOND FLOOR ACCOMMODATION

Landing



Further balustrade and spindles, smoke detectors and emergency lighting system. Timber framed single glazed traditional sash style window to rear elevation. Door leading to:

FLAT 7A

Entrance

5'9" x 3'6" maximum (1.77m x 1.08m maximum)

Telephone entry system, emergency lighting, two apertures leading to two inner hallways.

Inner Hall

7'8" x 3'8" maximum (2.34m x 1.12m maximum)



Single central heating radiator and doors leading off:

Lounge

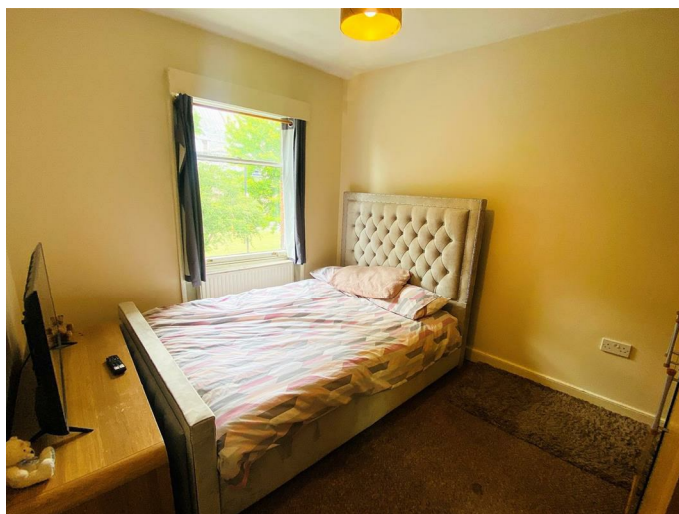
14'10" x 12'3" maximum (4.54m x 3.75m maximum)



Door leading to storage cupboard, timber framed single glazed traditional sash style window with spectacular views over Selby Abbey. Central heating radiator and telephone point.

Bedroom

10'10" x 9'4" maximum (3.31m x 2.86m maximum)



Timber framed single glazed window to front elevation with spectacular views over Selby Abbey. Double central heating radiator and mains powered smoke alarm with battery back-up.

Kitchen

12'10" x 9'8" maximum (3.93m x 2.95m maximum)



Range of cream fronted base and wall units in a 'shaker' style with brushed chrome 'T' bar handles. Single bowl stainless steel sink and drainer with chrome mixer tap over set into a wood block effect laminated work surface with tiled splashback. Integrated appliances include: brushed steel electric oven, brushed steel four ring electric hob with brushed steel electric extractor fan over benefitting from downlighting. Plumbing for washing machine and 'Worcester Bosch' central heating boiler. Timber framed single glazed traditional sash style window to rear elevation and central heating radiator. Feature period cast iron fireplace, extractor fan and tiled effect cushion flooring.

Bathroom

8'0" x 5'3" maximum (2.45m x 1.61m maximum)



White panel bath with chrome mixer tap over and white/chrome shower above bath with a chrome trimmed shower screen. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over. Electric extractor fan. Behind the suite is tiled to ceiling height.. Chrome heated towel rail and wood effect cushion flooring.

THIRD FLOOR

Attic

18'8" x 22'3" maximum (5.70m x 6.79m maximum)

(With restricted head height)

Having power and lighting connected.

RETAIL UNIT - THE CRESCENT

Entrance

Timber framed door with single glazed panel to top section leading into:

Front Section

25'9" x 13'1" (7.86m x 4.01m)



With bay shop windows to either side of front door, traditional cornice to ceiling, aperture leading to:





Shop Area Two
46'3" x 8'3" (14.10m x 2.53m)



Two timber framed velux skylight windows to side elevation.
With apertures leading off



Office Area
12'2" x 8'3" (3.72m x 2.54m)
Timber door with single glazed panel and telephone point.



Shop Area Three

13'5" x 11'10" (4.09m x 3.61m)



Feature exposed brick fireplace.

Store Area

21'5" x 11'10" (6.53m x 3.62m)

Stairs leading to First Floor Accommodation and door leading into:

W.C

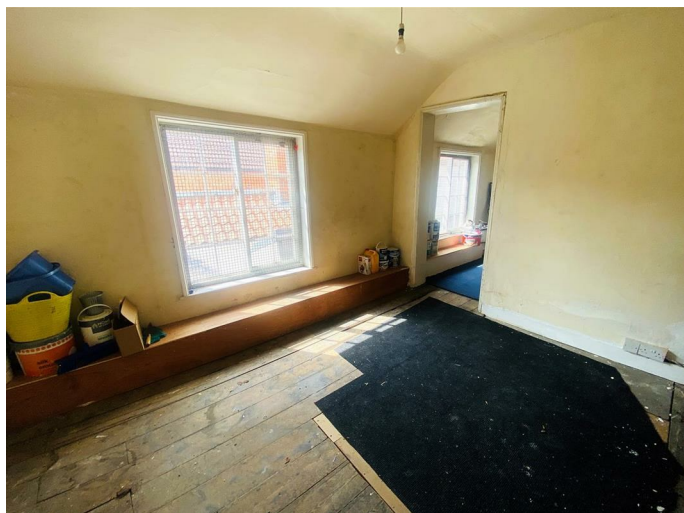
5'9" x 3'10" (1.76m x 1.17m)

White low flush w.c and white wash hand basin with tiled splashback.

FIRST FLOOR ACCOMMODATION

Landing

12'5" x 12'1" (3.80m x 3.69m)



Timber framed single glazed window to the side elevation. Apertures leading off:



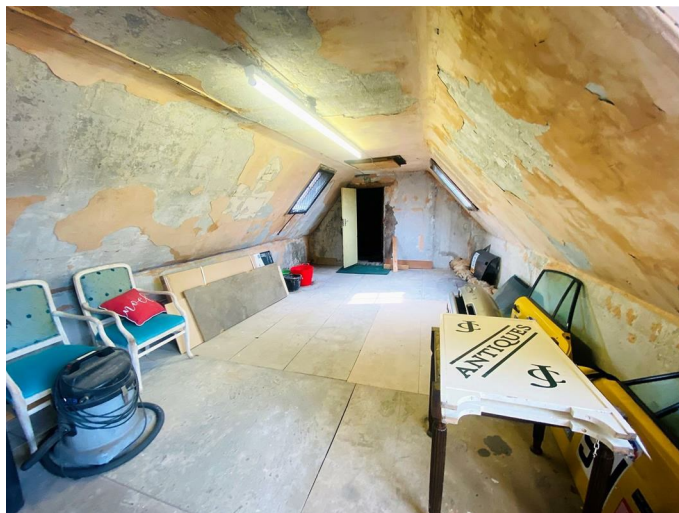
Store One

10'2" x 9'1" (3.10m x 2.77m)

Single glazed window to the side elevation.

Store Two

26'10" x 13'6"* (8.20m x 4.14m*)



*Having some restricted head height. Timber framed skylight windows and timber door leading into:

Store Three

12'1" x 6'9" (3.70m x 2.07m)

Store Four

23'4" x 14'2" (7.12m x 4.34m)



Timber loft doors to the rear elevation.

RETAIL UNIT - ABBEY YARD

Entrance

Timber entrance door with single glazed panel to the front elevation.

Front Shop Area



Timber framed double glazed window to the front elevation with further glazed panels surrounding the Entrance Door with electric heating unit above. Telephone point, sink units, tiled flooring, door leading off and aperture stepping up to:



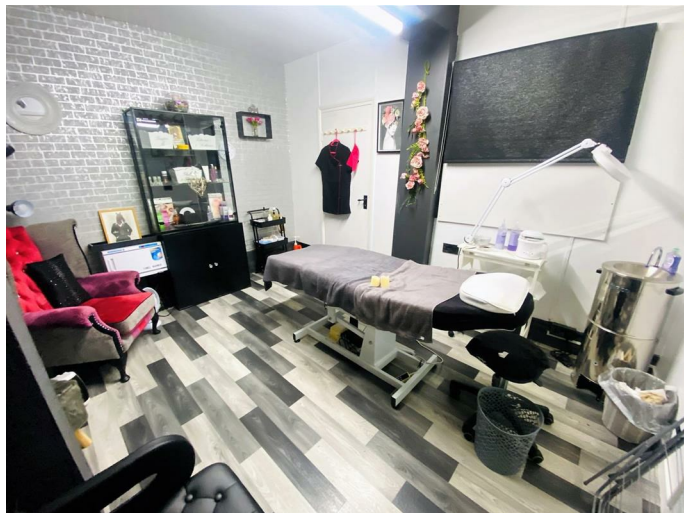
Rear Shop Area



Tiled flooring and door leading into:

Rear Room One

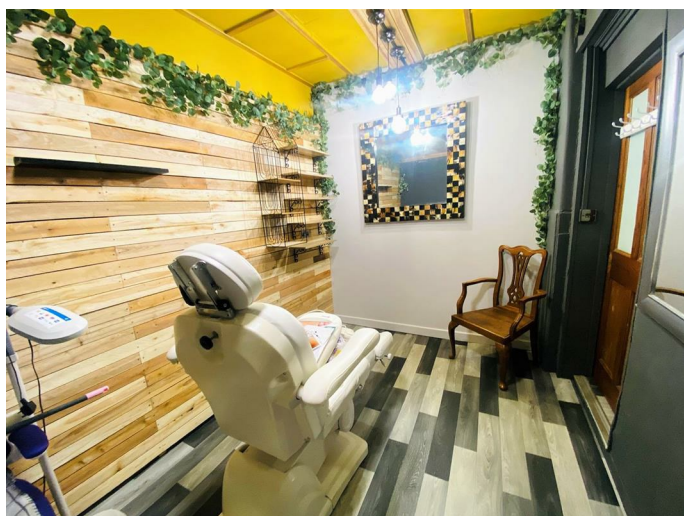
12'11" x 10'5" (3.94m x 3.18m)



Wood effect laminate flooring and timber door with single glazed panel leading into:

Rear Room Two

10'9" x 7'6" (3.30m x 2.29m)



Wood effect laminate flooring and timber framed single glazed window and door leading onto:

Hall

18'5" x 8'2" (5.63m x 2.50m)



Wood effect laminate flooring and doors leading off.

W.C

7'3" x 5'1" (2.23m x 1.55m)



White low flush w.c with chrome fittings and white wall mounted wash hand basin with chrome taps over and wood effect laminate flooring.

Store

5'1" x 4'2" (1.55m x 1.28m)

Single bowl stainless steel sink and drainer with chrome mixer tap over and wood effect laminate flooring.

EXTERIOR

Shop Front - The Crescent



Shop Front - Abbey Yard



Directions

On leaving the Selby Office turn left onto Gowthorpe, proceed forward to the traffic lights where the property can be found on the right hand side opposite the Abbey clearly identified by the Park Row Properties For Sale Board.

Tenure

Freehold

Council and Tax Bandings

Council: Selby District Council

Tax Bandings for Flats:

7a: A

7b: A

7c: A

AGENT NOTE

The property is Grade 2 listed.

EPC RATINGS

Shop Unit 7 The Crescent: F

Shop Unit 7 Abbey Yard: TBC

Flat 7a: C

Flat 7b: C

Flat 7c: C

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.

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:

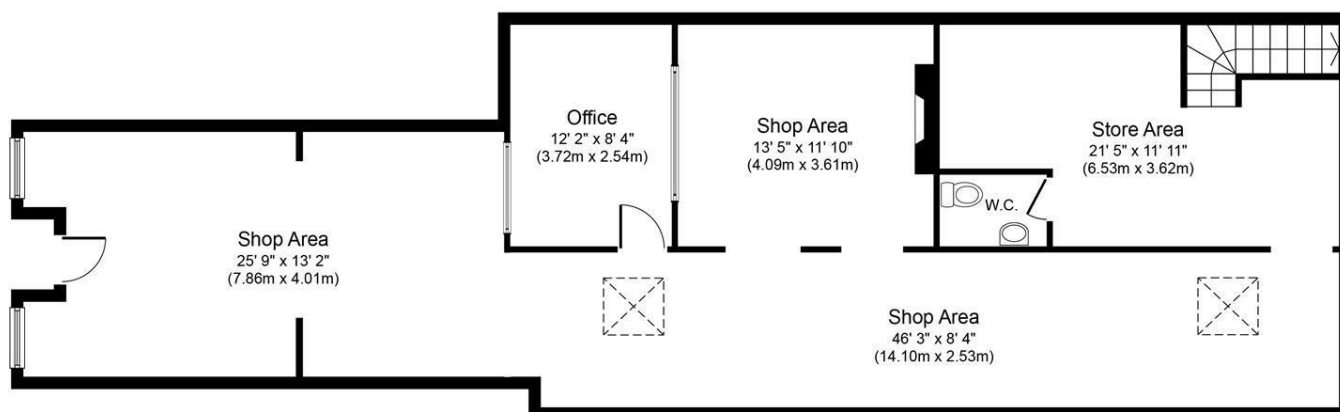


SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

VIEWINGS

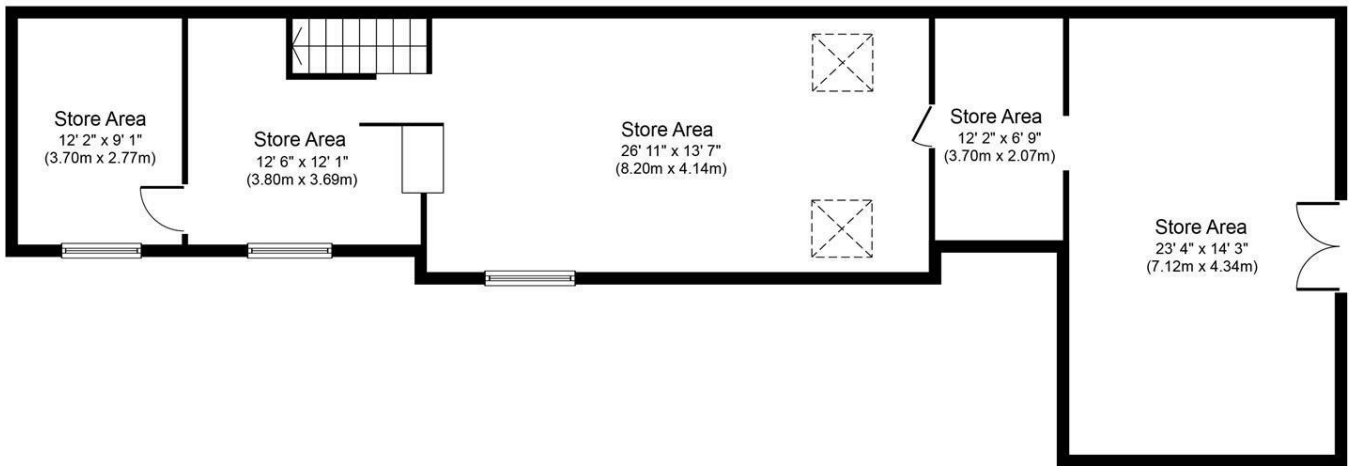
Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some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





Ground Floor
Approximate Floor Area
1,238 sq. ft.
(115.0 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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First Floor
Approximate Floor Area
1,055 sq. ft.
(98.0 sq. m.)

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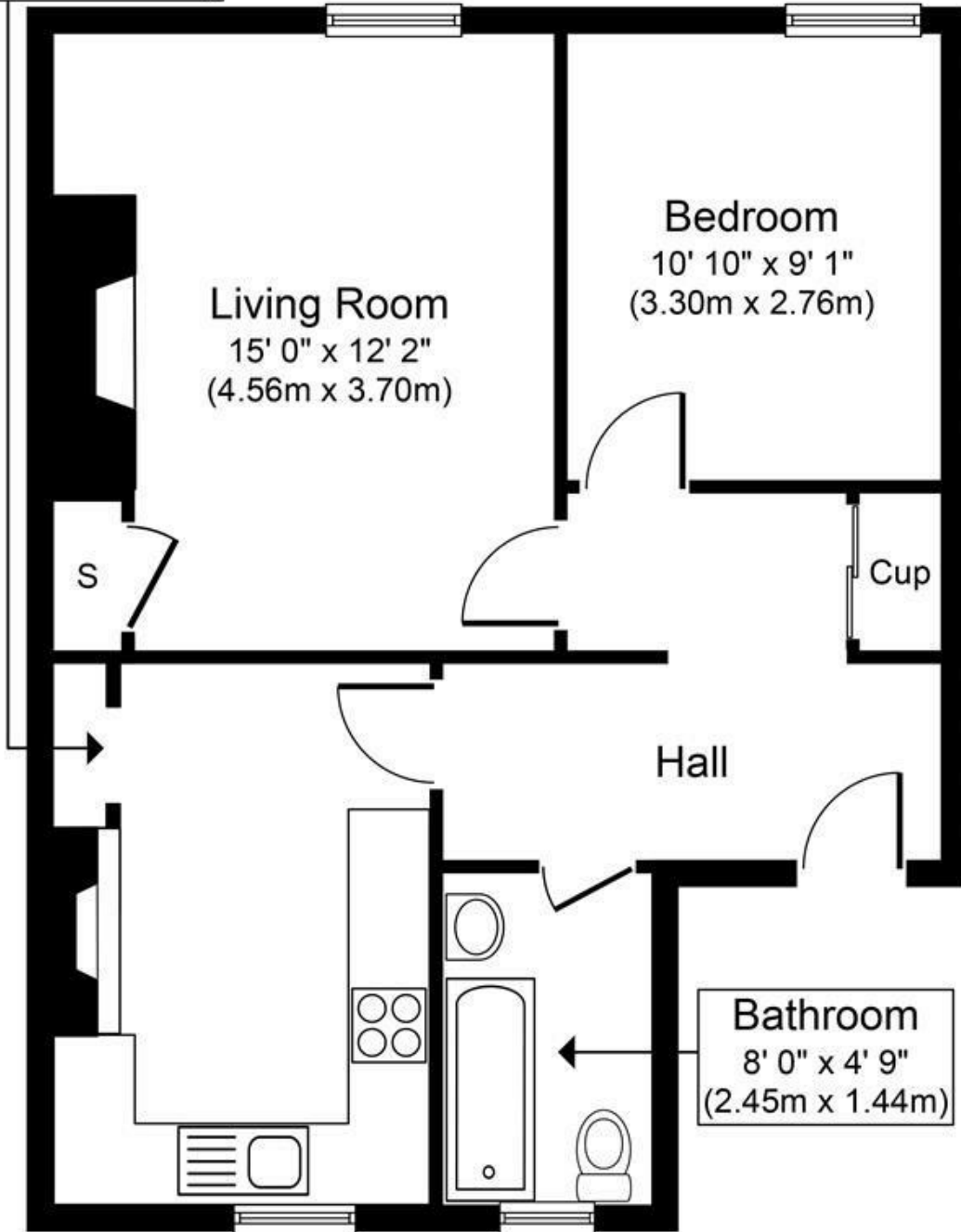


Approximate Floor Area
1,044 sq. ft.
(97.0 sq. m.)

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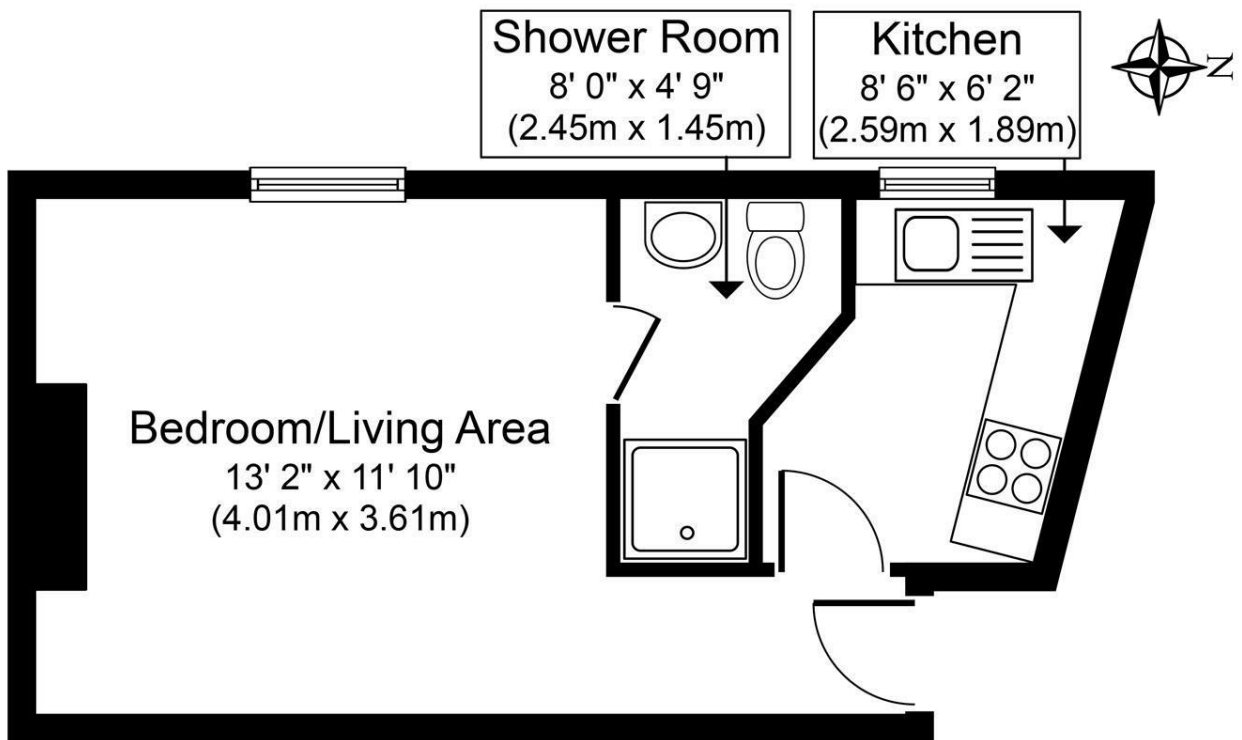
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Kitchen/Diner
13' 0" x 9' 1"
(3.96m x 2.78m)



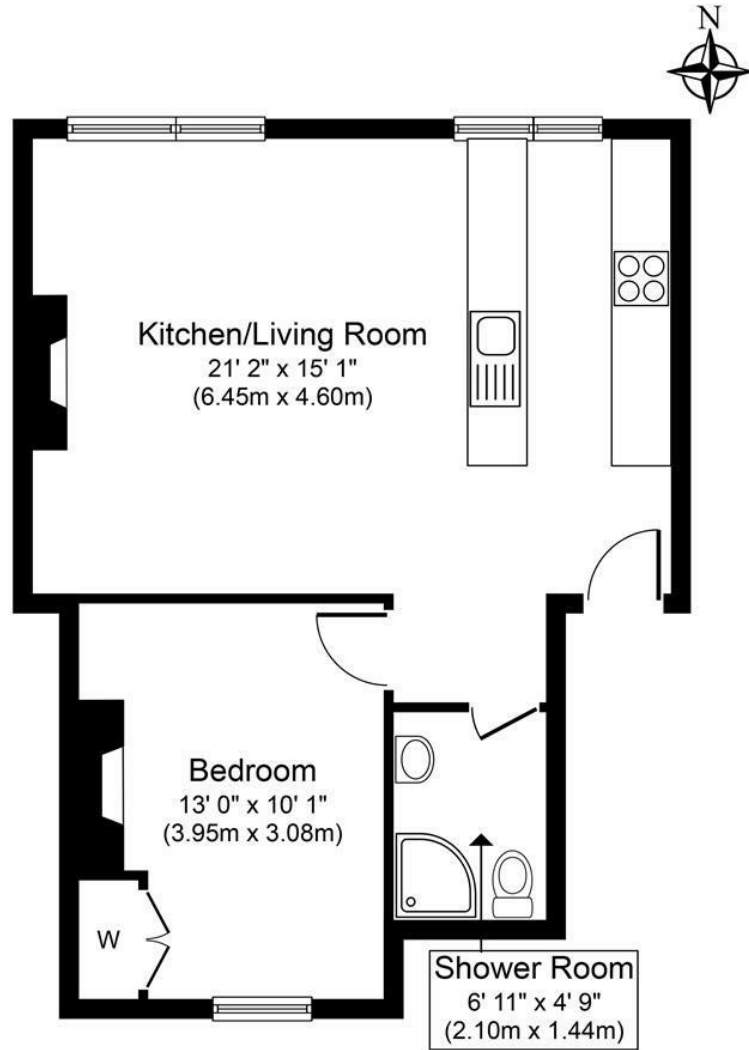
Flat 7A
Approximate Floor Area
549 sq. ft.
(51.0 sq. m.)

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Flat 7B
Approximate Floor Area
269 sq. ft.
(25.0 sq. m.)

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Flat 7C
Approximate Floor Area
517 sq. ft.
(48.0 sq. m.)

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