

# Park Row



## Chapel House Court, Selby, YO8 4FB

Offers Over £220,000



**\*\* NO UPWARD CHAIN \*\* OPEN PLAN LIVING\*\*** Situated in Selby, this townhouse family home briefly comprises: Hall, Ground Floor w.c and Open Plan Kitchen/Living Room. To the First Floor are three bedrooms, En-Suite and Family Bathroom. To the Second Floor is a further bedroom with Dressing Room. Externally, the property has a driveway and garage. **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

Entrance door to the front elevation leading into:

### Hall \*



\* All photos are from previous stock prior to marketing. Stairs leading to First Floor Accommodation and doors leading off.

### Ground Floor w.c \*

7'1" x 3'3" (2.17m x 1.00m)



\* All photos are from previous stock prior to marketing. White low flush w.c with chrome fittings and white wash hand basin with chrome tap over. UPVC double glazed frosted window to the front elevation, central heating radiator and tiled flooring.

### Open Plan Kitchen/Living Room \*

26'10" x 20'1" (8.19m x 6.14m)



\* All photos are from previous stock prior to marketing. Range of grey base and wall units. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface. UPVC double glazed windows to the rear elevation and further uPVC double glazed window to the front elevation. Central heating radiator and wood effect flooring.

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\* All photos are from previous stock prior to marketing.

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\* All photos are from previous stock prior to marketing.

## FIRST FLOOR ACCOMMODATION

### Landing

Stairs leading to Second Floor Accommodation, storage cupboard and doors leading off.

### Bedroom One \*

16'11" x 10'9" (5.17m x 3.29m)



\* All photos are from previous stock prior to marketing. UPVC double glazed windows to the rear elevation, central heating radiator and door leading into:

### En-Suite \*

9'7" x 2'11" (2.93m x 0.89m)



\* All photos are from previous stock prior to marketing. Shower cubicle with chrome shower. White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over. Chrome heated towel rail and tiled flooring.

### Bedroom Two \*

12'7" x 9'10" (3.85m x 3.02m)



\* All photos are from previous stock prior to marketing. UPVC double glazed window to the front elevation and central heating radiator.

### Bedroom Three \*

9'6" x 7'2" (2.91m x 2.19m)



\* All photos are from previous stock prior to marketing. UPVC double glazed window to the front elevation and central heating radiator.

### Bathroom \*

8'11" x 5'6" (2.72m x 1.69m)



\* All photos are from previous stock prior to marketing. White bath with chrome shower over and chrome trimmed shower screen. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over. Chrome heated towel rail and tiled flooring.

## SECOND FLOOR ACCOMMODATION

### Landing

Door leading into:

### Bedroom Four \*

18'4" x 16'8" (5.61m x 5.10m)



\* All photos are from previous stock prior to marketing. UPVC double glazed velux windows to the front and rear elevations. Central heating radiator and door leading into:

### Dressing Room \*

7'8" x 5'6" (2.36m x 1.70m)



\* All photos are from previous stock prior to marketing. UPVC double glazed velux window to the rear elevation.

### EXTERIOR- Front

The front of the property is laid to lawn with flagged pathway. Tarmac driveway running along the side of the property to Garage.

### DIRECTIONS

Chapel House Court, Brook Street is located just through the traffic lights at the Gowthorpe Junction within Selby Town centre. Continue along from Gowthorpe through the traffic lights in the direction of Doncaster. The development is situated on the right hand side and can clearly be identified by our Park Row Properties 'For Sale' board.

### TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council  
Tax Banding: D

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  
Gas: Mains  
Sewerage: Mains  
Water: Mains/Metered

Broadband: Fibre (FTTP)  
Mobile: 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.

### 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 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

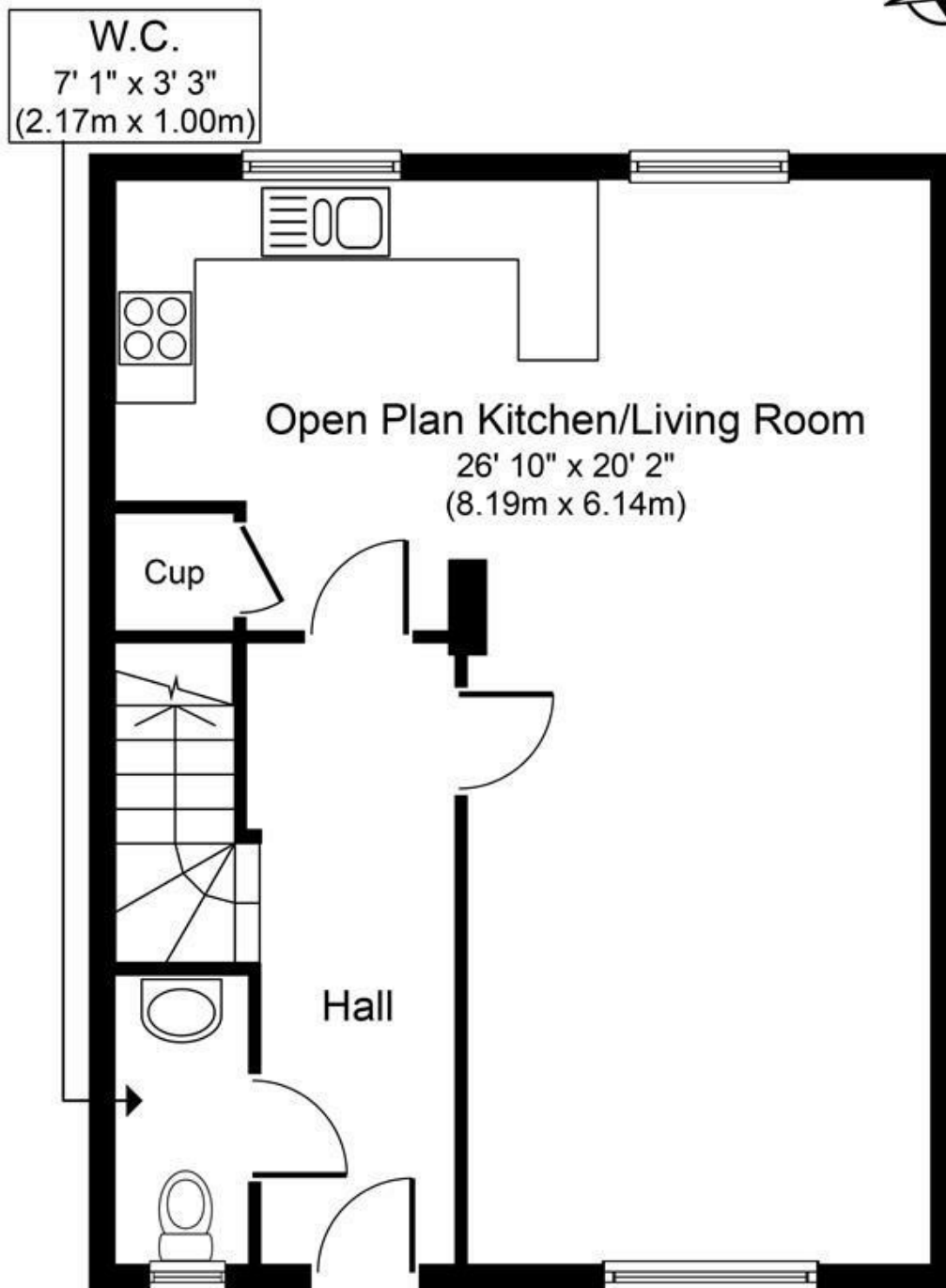
CALLS ANSWERED :  
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm  
Friday - 9.00am to 5.30pm  
Saturday - 9.00am to 5.00pm  
Sunday - 11.00am to 3.00pm

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

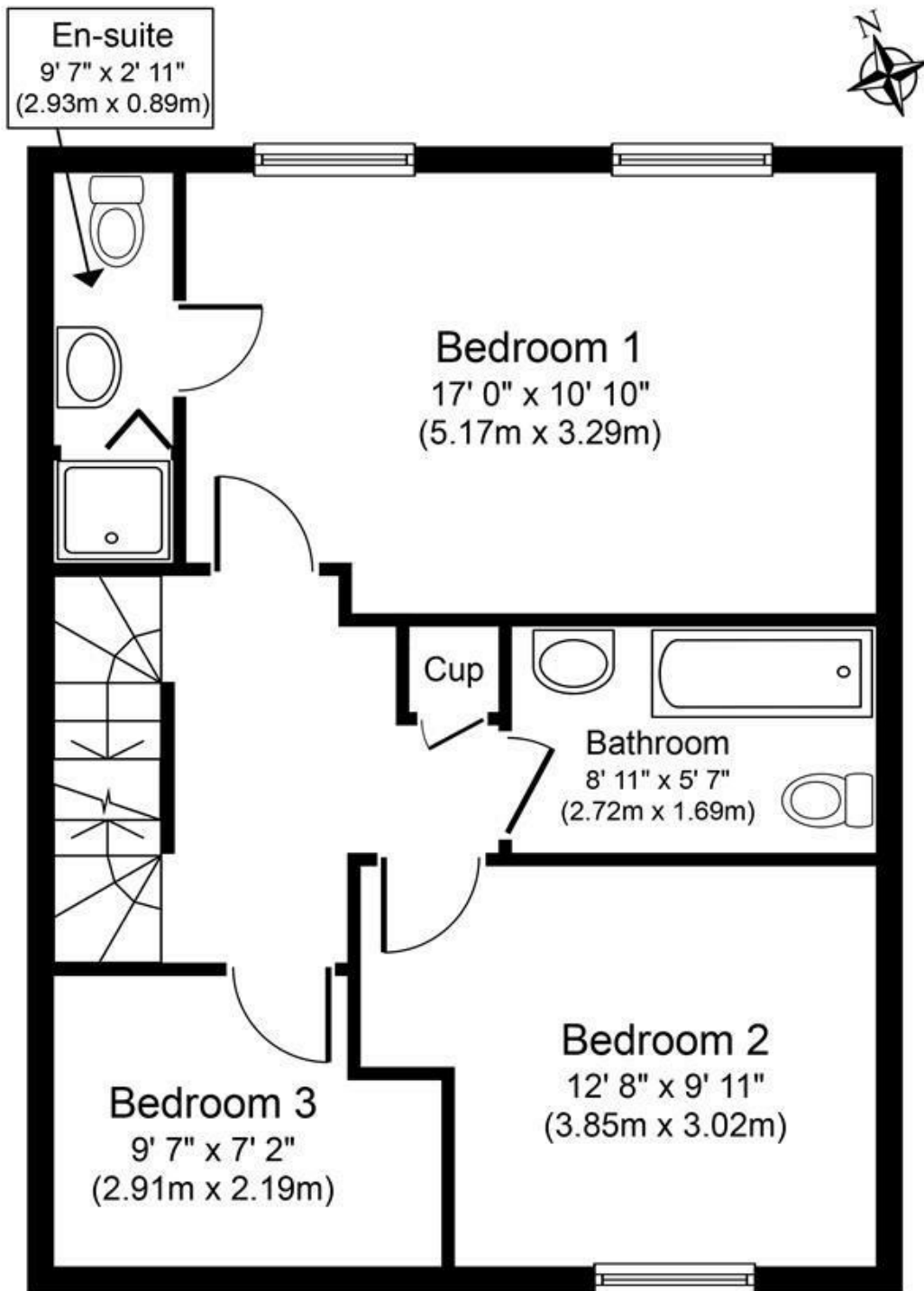
Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some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



**Ground Floor**  
**Approximate Floor Area**  
**538 sq. ft.**  
**(50.0 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.

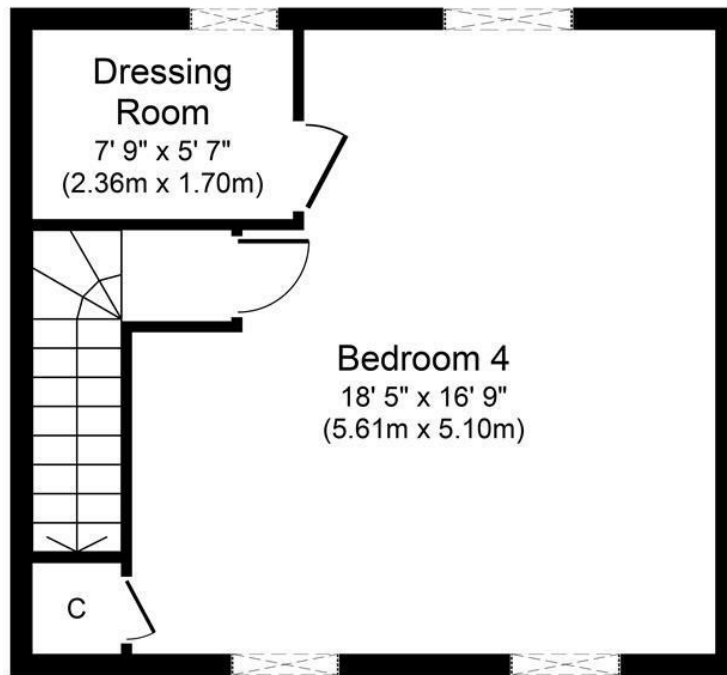
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**First Floor**  
**Approximate Floor Area**  
**538 sq. ft.**  
**(50.0 sq. m.)**

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**Second Floor**  
**Approximate Floor Area**  
**366 sq. ft.**  
**(34.0 sq. m.)**

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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>  |                         |
| 39-54 <b>E</b>                              |                         | 39-54 <b>E</b>  |                         |
| 21-38 <b>F</b>                              |                         | 21-38 <b>F</b>  |                         |
| 1-20 <b>G</b>                               |                         | 1-20 <b>G</b>   |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |