

Park Row



Kirkby Avenue, Selby, YO8 3WA

Offers Over £175,000



**** SOUTH WEST FACING REAR GARDEN ** IDEAL FOR FIRST TIME BUYERS **** Situated in Selby, this semi detached property briefly comprises: Hall, Lounge and Kitchen Diner. To the First Floor are two bedrooms and Shower Room. Externally, the property has off street parking and front and rear gardens. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE 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'.**



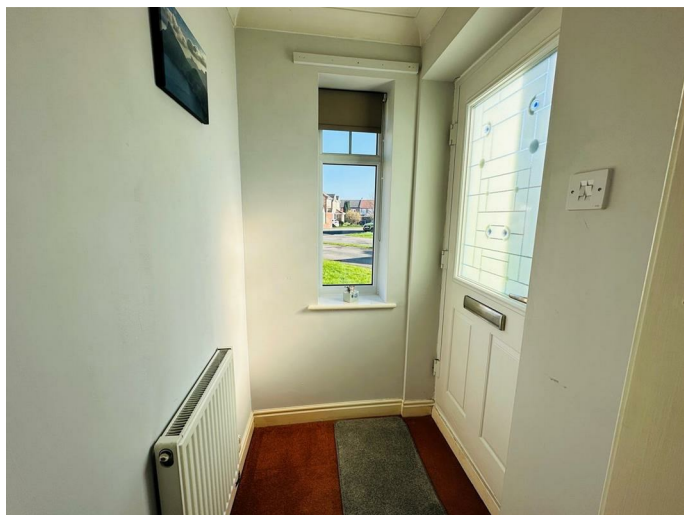
GROUND FLOOR ACCOMMODATION

Entrance

Composite panel effect door with top section having double glazed frosted panel to the side elevation leading into:

Hall

4'9" x 4'0" (1.46m x 1.22m)



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

Lounge

16'2" x 11'6" (4.93m x 3.53m)

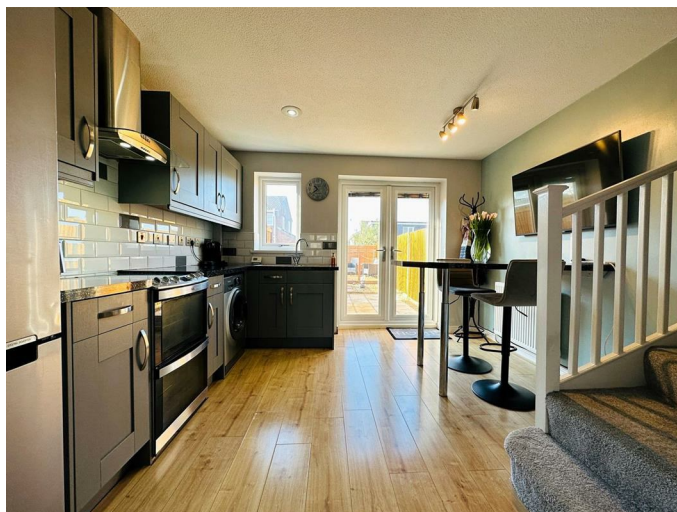


Wall mounted gas fire, uPVC double glazed window to front elevation, central heating radiators and television and telephone points. Understairs storage and door into:

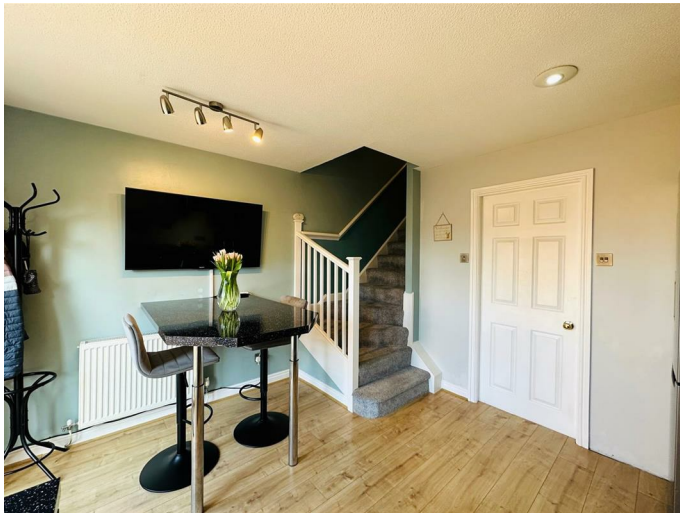


Kitchen Diner

11'9" x 11'5" (3.60m x 3.50m)



Range of grey wood grain effect base and wall units in a 'shaker style' with brushed chrome bowed handles. Single bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface with bevelled edge brick tiled splashback. Plumbing for washing machine and breakfast bar area with chrome legs. Central heating radiator, television point and wood effect flooring. UPVC double glazed frosted window to rear elevation and uPVC double glazed French doors to the rear elevation. Stairs leading to First Floor Accommodation with balustrades and spindles.



FIRST FLOOR ACCOMMODATION

Landing

Loft access and doors leading off.

Bedroom One 11'7" x 10'11" (3.55m x 3.35m)

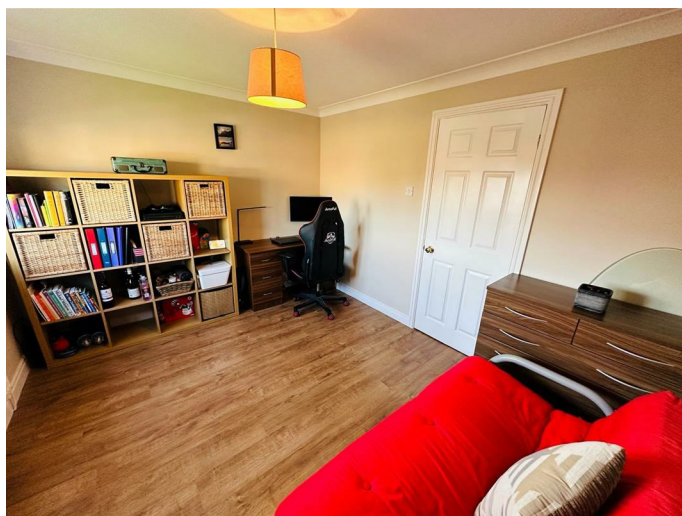


Built-in open fronted wardrobes and further over stairs storage. UPVC double glazed window to the rear elevation and central heating radiator.



Bedroom Two

11'7" x 9'8" (3.54m x 2.96m)



UPVC double glazed window to the front elevation, central heating radiator and wood effect flooring.



Shower Room

6'4" x 5'4" (1.95m x 1.65m)



Walk in shower cubicle with chrome trimmed glass screen, chrome shower and further fixed head shower over. The room is wet walled to ceiling height. White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over set into grey vanity with chrome handles. The rest of the room is tiled to ceiling height. Chrome heated towel rail, wood effect flooring, extractor fan and uPVC double glazed frosted window to the side elevation.

EXTERIOR- Front

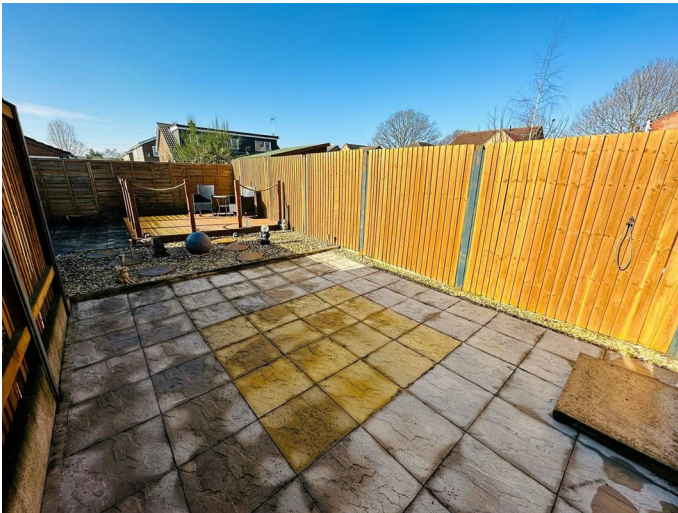


The front garden is laid to lawn with flagged pathway leading across the front of the property with crushed slate border. Shared tarmac driveway along the side of the property providing off street parking and timber pedestrian access gate leading into:

Rear



Outside lamp on 'PIR' sensor and outside tap. Flagged patio area with stepping stone style path leading to decorative stoned area to the bottom of the garden. This is a raised timber decked patio area and further flagged patio to the side. The garden is fully enclosed with fencing.



DIRECTIONS

Leave Selby via Millgate and at the mini roundabout turn right onto Bondgate. Proceed along and then turn left onto Kirkby Avenue. The property can then clearly be identified by our Park Row Properties 'For Sale' board.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: B

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: Meter

Broadband: Ultrafast (FTTP)

Mobile: 4G

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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

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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:

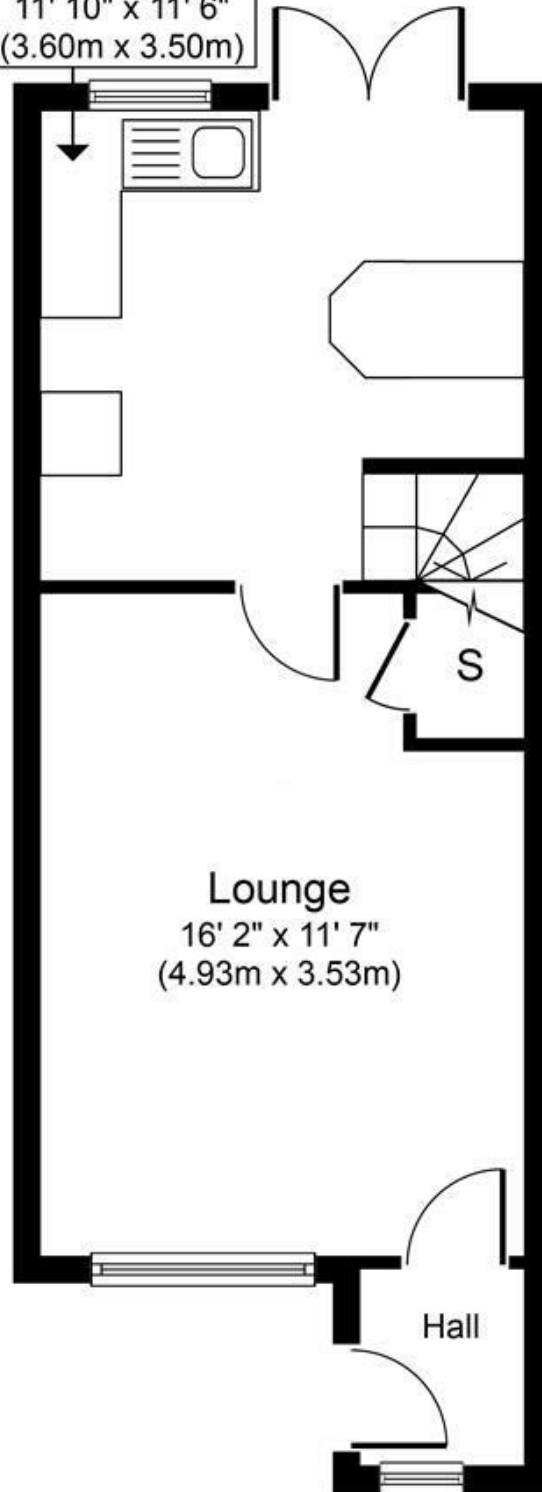
GOOLE - 01405 761199
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

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.



Kitchen/Diner
11' 10" x 11' 6"
(3.60m x 3.50m)



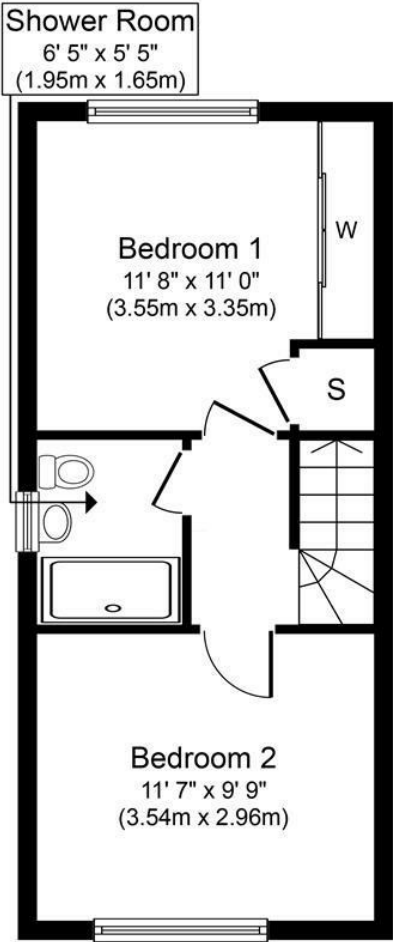
Lounge
16' 2" x 11' 7"
(4.93m x 3.53m)

Hall

Ground Floor
Approximate Floor Area
351 sq. ft.
(32.6 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.

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