

Park Row



Marigold Close, Selby, YO8 9RF

Offers Over £270,000



**** DETACHED GARAGE ** CORNER PLOT **** Situated in Selby this property briefly comprises: Hallway, Dining Room, Kitchen, Groundfloor w.c, Lounge and Study/Bedroom Four. To the First Floor are three bedrooms and Bathroom. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SIZE AND POSITION OF THIS LOVELY HOME. 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 leaded double glazed frosted panels leading into:

Hallway

5'8" x 4'11" (1.73m x 1.50m)

UPVC double glazed frosted panels to the side of the front door. Stairs leading to First Floor accommodation with handrail. Door leading to:

Dining Room

9'4" x 8'10" (2.86m x 2.70m)



UPVC double glazed window to the front elevation, central heating radiator, tile effect flooring and telephone point. Arched aperture leading into:

Kitchen

15'8" x 8'3" (4.79m x 2.52m)



Range of oak effect base and wall units in a shaker style with brushed chrome 'T' bar handle and underlighting to wall

units. One and a half bowl granite effect sink and drainer with chrome mixer tap over set into a marble effect laminate work surface with tiled splashback. Integrated electric oven and four ring ceramic hob with brushed steel electric extractor fan over benefitting from downlighting. Integrated dishwasher and plumbing for washing machine. UPVC double glazed window to the side elevation. Composite door with double glazed frosted panel leading to the rear elevation. Central heating radiator and tiled effect flooring. Doors leading to:



Ground Floor w.c

4'3" x 2'11" (1.32m x 0.89m)

White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome taps over. The room is tiled to mid-height and has tiled effect flooring.

Lounge

16'9" x 11'9" (5.12m x 3.59m)



Coal effect 'Living flame' gas fire with an 'Adams' style surround with marble hearth. UPVC double glazed bow window to the front elevation and uPVC double glazed window to the side elevation. Television point, central heating radiator and door leading to:



Study/Bedroom Four

15'11" x 8'2" (4.87m x 2.49m)



UPVC double glazed window to the front elevation, central heating radiator and telephone point. Storage cupboard housing the 'Worcester Bosch' central heating boiler whilst providing storage and shelving space.

FIRST FLOOR ACCOMMODATION

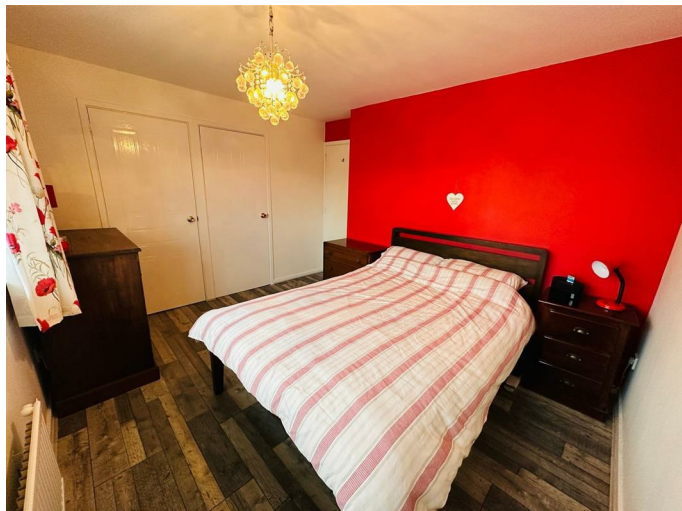
Landing



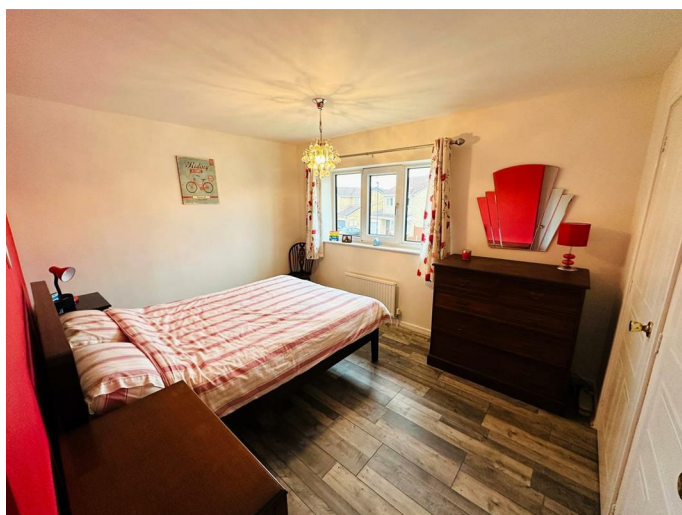
UPVC double glazed window to the rear elevation, central heating radiator and door leading to overstairs storage cupboard. Doors leading off.

Bedroom One

11'11" to robes x 10'6" max (3.65m to robes x 3.21m max)



UPVC double glazed window to the front elevation, central heating radiator and doors leading off.



Walk-in Wardrobe

Providing hanging, shelving and storage space.

Bedroom Two

10'5" x 9'4" (3.20m x 2.87m)



UPVC double glazed window to the front elevation, central heating radiator and loft access.

Bedroom Three

9'1" x 7'2" (2.79m x 2.19m)

UPVC double glazed window to the side elevation and central heating radiator.

Bathroom

6'5" x 6'1" (1.97m x 1.86m)



White panel bath with chrome mixer tap over and chrome shower over with chrome trimmed glass shower screen. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome taps over. The bath area is tiled to ceiling height and the rest of the room is tiled to mid-height. Chrome heated towel rail, uPVC double glazed frosted window the side elevation and wood effect cushion flooring.

EXTERIOR

Front



Storm porch and brick block pathway running along the front of the house with herbaceous borders merging into the driveway. The garden is laid to lawn with further herbaceous borders. Second driveway leading to the detached garage with 'up and over' door. Boundaries defined by timber fence, concrete posts, gravel boards and hedging.

Garage

Timber window to the side elevation and 'up and over' door.

Side



Pathway continues with wrought iron pedestrian access gate giving access to the rear. Flagged patio area. To the other side is laid to lawn with stepping stone style path running through with mature established trees and shrubs including fruit trees. Boundaries defined by timber fence, concrete posts and gravel boards. Herbaceous borders, timber pedestrian access door giving access to the garage.



Rear



Outside halogen floodlight, outside tap and flagged patio area. Path running along the rear of the property and the garden is laid to lawn with mature established trees and shrubs. Boundaries defined by brick wall and hedging.



DIRECTIONS

From the Selby Abbey head down Gowthorpe to the crossroad traffic lights, take a left at the traffic lights onto Brook street, follow the road down and over the railway crossing. Take your first left onto Westbourne Road and follow the road all the way down taking your ninth left onto Marigold Close. The Property can be clearly identified by the Park Row Properties 'For Sale' Board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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:

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 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 :

Monday to Thursday - 9.00am to 8.00pm


Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

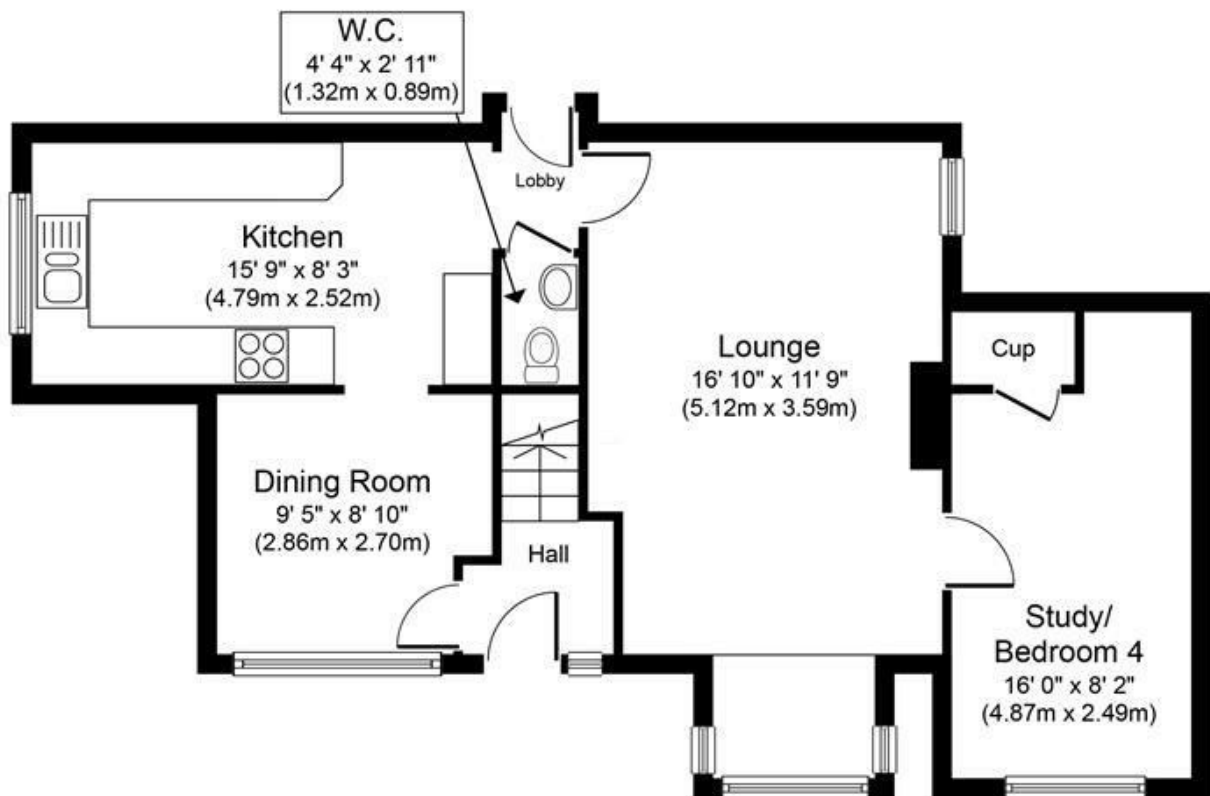
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES.

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.

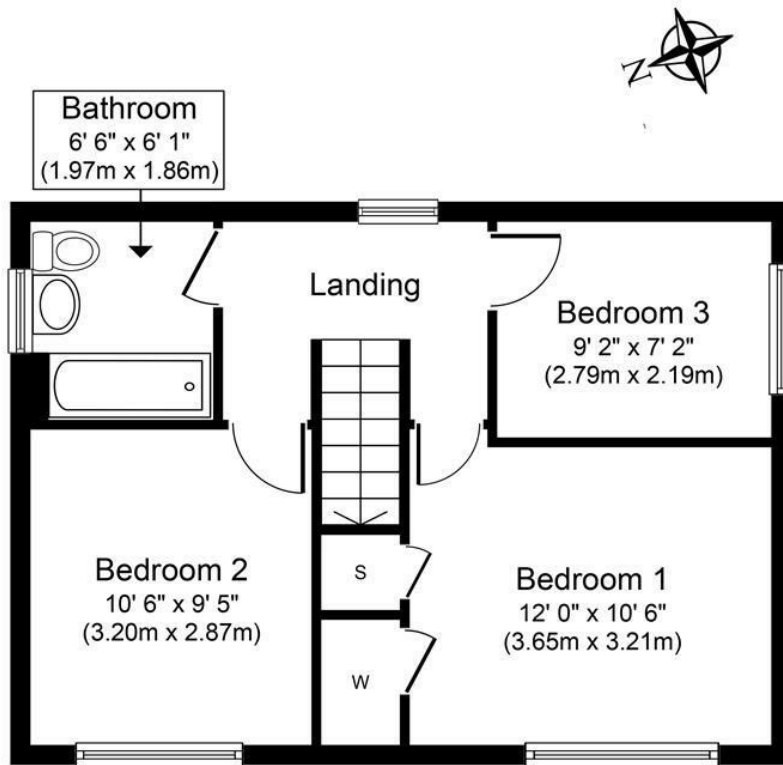




Ground Floor
Approximate Floor Area
646 sq. ft.
(60.0 sq. m.)

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. 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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First Floor
Approximate Floor Area
436 sq. ft.
(40.5 sq. m.)

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