

# Park Row



**Courtneys, Selby, YO8 9AB**

**Offers Over £280,000**



**\*\* NO UPWARD CHAIN \*\* INTEGRATED GARAGE \*\*** Situated in Selby this detached property briefly comprises: Hall, Lounge, Kitchen, Dining Room, Rear Hall, Ground Floor w.c and Integral Garage. To the First Floor are three bedrooms and Bathroom. Externally, the property has wrap around gardens and driveway for off street parking. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF 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

UPVC double glazed frosted panel door to the front elevation leading into:

### Hall

11'0" x 6'11" (3.37m x 2.12m)



UPVC double glazed frosted windows flanking either side of the front door to the front elevation. Keypad for intruder alarm and central heating radiator. Stairs with hand rail leading to First Floor Accommodation and doors leading off.

### Lounge

14'5" x 12'4" (4.40m x 3.77m)



Coal effect 'Living Flame' gas fire set in to a stone surround, hearth and timber mantle. Stone and timber corner shelving unit. UPVC double glazed window to the front elevation. Central heating radiator and television point. Timber double doors with single glazed frosted panels to the rear elevation, leading in to the Dining Room.



### Kitchen

11'5" x 10'10" (3.48m x 3.32m)



A range of base and wall units. Single bowl stainless steel sink and drainer with chrome mixer tap over, set in to granite effect laminate worksurface with tiled splashback. Electric cooker point and plumbing for washing machine. Extractor fan and tiled effect flooring. UPVC double glazed windows to the front and side elevations. Under stairs storage cupboard, central heating radiator and doors leading off.





### Dining Room

10'11" x 10'5" (3.34m x 3.18m)



UPVC double glazed windows to the rear and side elevations. Central heating radiator and double doors leading back in to the Lounge.



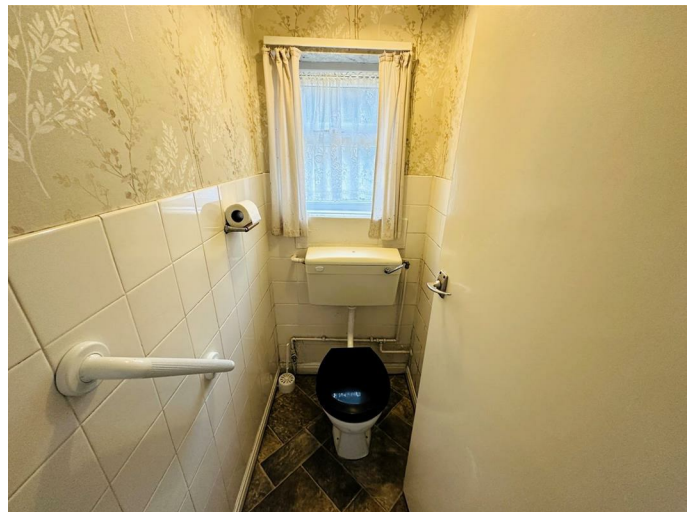
### Rear Hall

8'10" x 6'8" (2.71m x 2.05m)

UPVC door with top section having double glazed frosted glass, and uPVC double glazed window to the rear elevation. Tiled effect flooring and door leading off.

### Ground Floor w.c

4'9" x 2'11" (1.47m x 0.89m )



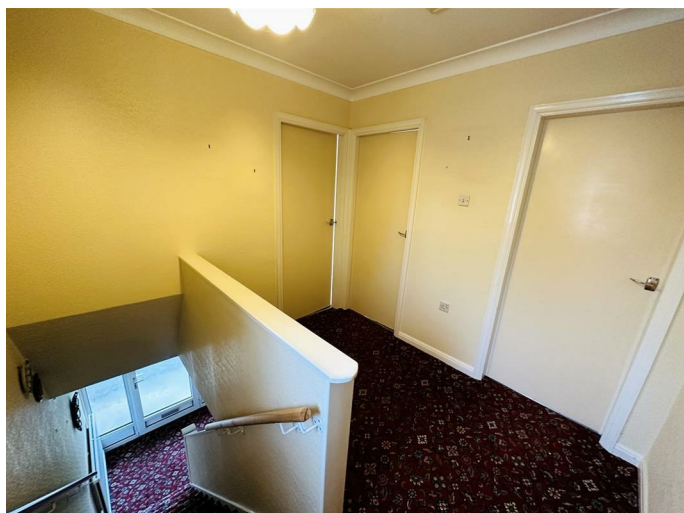
UPVC double glazed frosted window to the side elevation. White low flush w.c. The room is tiled to mid height.

### Integral Garage

17'1" x 8'11" (5.23m x 2.73m)

The Garage contains 'Worcester' central heating boiler and benefits from power and lighting. UPVC double glazed window to the side elevation and an 'up and over' door to the front.

## FIRST FLOOR ACCOMMODATION- Landing



UPVC double glazed window to the side elevation and a loft access hatch. Doors leading off.

## Bedroom One

13'1" x 12'3" (3.99m x 3.75m)



UPVC double glazed window to the front elevation. Central heating radiator and panic button for the intruder alarm system.

## Bedroom Two

12'11" x 11'0" (3.96m x 3.36m)



UPVC double glazed window to the rear elevation and central heating radiator. Cupboard housing the hot water cylinder and storage shelving. White wash hand basin with chrome taps over, set in to a vanity unit with chrome handles.

## Bedroom Three

12'2" x 8'5" (3.72m x 2.57m)



UPVC double glazed window to the front elevation and central heating radiator. Over stairs storage cupboard with shelving.



## Bathroom

8'3" x 5'6" (2.54m x 1.68m)



Panel bath with taps over and electric 'Mira' shower over bath. Low flush w.c and pedestal wash hand basin with taps over. Room is fully tiled up to coving height. UPVC double glazed frosted window to the rear elevation and central heating radiator.

## EXTERIOR

### Front



Stone porchway with light and flag pathway round the front of property merging in to the tarmac drive. Lawned front garden divided by driveway with herbaceous borders. Front boundaries defined by low brick wall with coping and side boundary with timber fence panels concrete posts and gravel boards. Further flagged pathway along the side of property with additional floodlight on PIR sensor.

### Rear



Pathway to the side of property merges in to the rear matching flagged patio area. This runs along the back of the property and steps out in to the lawned garden. Herbaceous borders and timber shed. Outside light on 'PIR' sensor. Boundaries defined by timber fence, concrete posts and gravel boards.



### DIRECTIONS

From Selby Town centre, take the A19 Doncaster Rd. Cross over the level crossing and continue along Doncaster Rd. Turn right on to Courtenys, the property is located on the left hand side and can be clearly identified by our Park Row '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:

Broadband: Ultrafast (FTTP)

Mobile: 5G Available

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 :

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

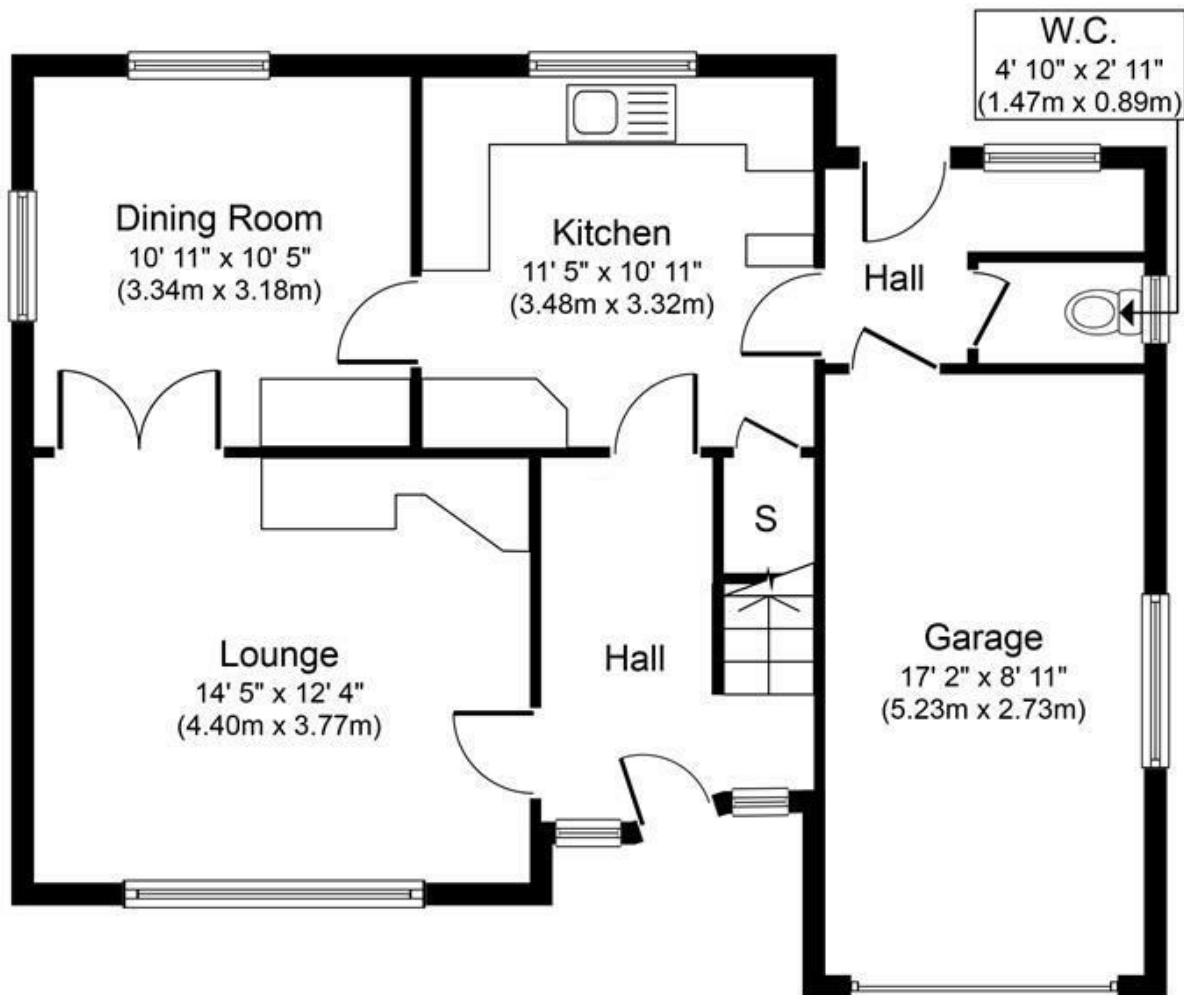
PONTEFRACT - 01977 791133

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.

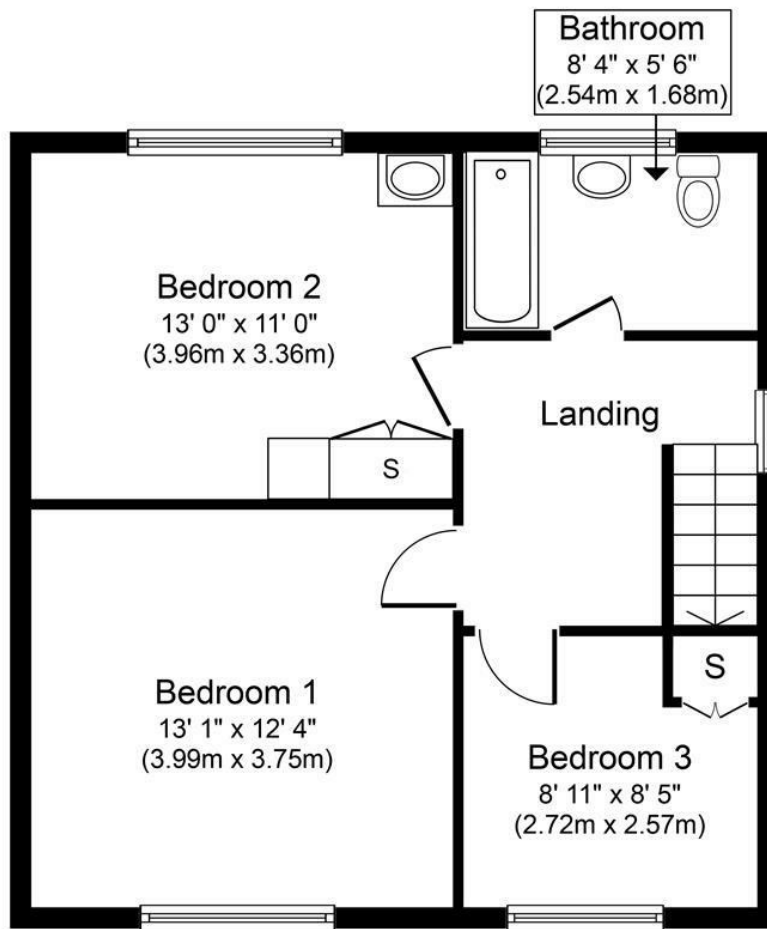


**Ground Floor**  
**Approximate Floor Area**  
**738 sq. ft.**  
**(68.6 sq. m.)**

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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**First Floor**  
**Approximate Floor Area**  
**530 sq. ft.**  
**(49.2 sq. m.)**

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