

Park Row



Elston Avenue, Selby, YO8 3AZ

Offers Over £220,000



**** NO UPWARD CHAIN ** EN- SUITE TO MASTER BEDROOM **** Situated in Selby, this end terrace property briefly comprises: Hall, Ground Floor w.c, Living Room and Kitchen Diner. To the First Floor are three bedrooms; one with En-suite and fitted wardrobes, and a Family Bathroom. **VIEWING IS REQUIRED TO FULLY APPRECIATE 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 panels to the front elevation leading into:

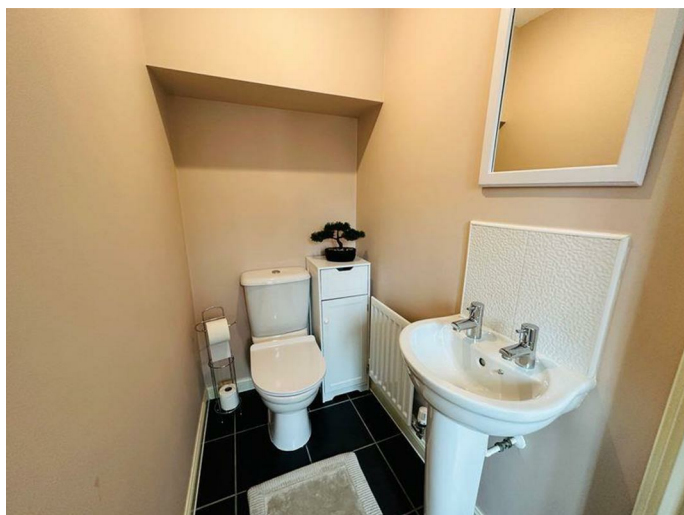
Hallway

5'5" x 4'1" (1.66m x 1.26m)

Central heating radiator and wood effect flooring. Door leading off into:

Ground Floor w.c

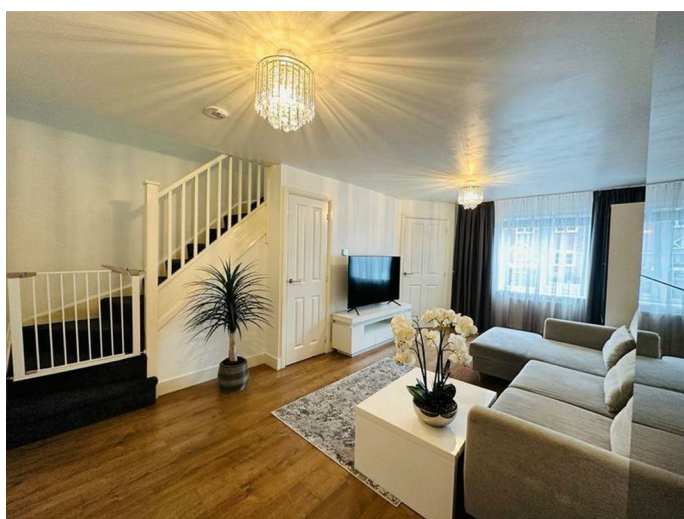
5'1" x 3'4" (1.55m x 1.04m)



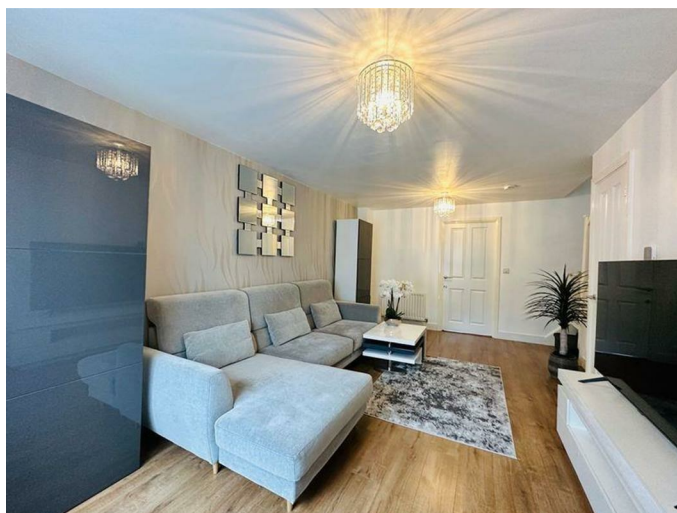
White low flush w.c chrome fittings and white hand wash basin chrome taps over with tiled splash back. Extractor fan, central heating radiator and tiled flooring.

Lounge

17'11" x 11'1" (5.48m x 3.38m)



UPVC double glazed window to front elevation, central heating radiator, television and telephone points. Stairs leading to the First Floor accommodation and wood flooring. Storage cupboard and door leading through into:

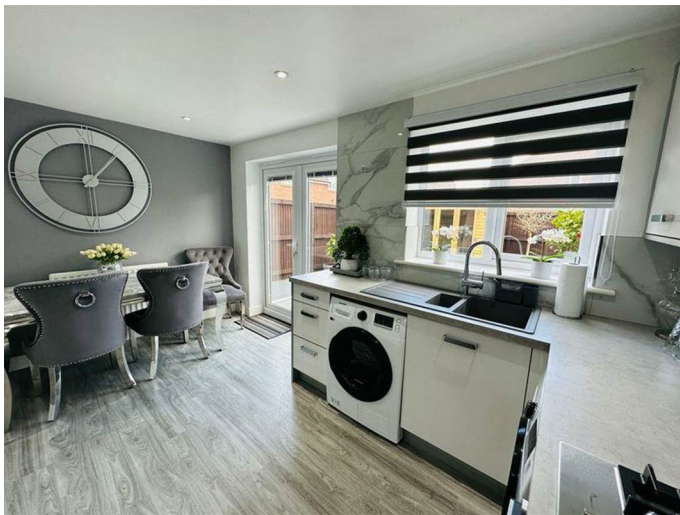


Kitchen Diner

13'10" x 10'0" (4.22m x 3.07m)



Range of base and wall units with chrome handles. Grey granite effect one and a half bowl sink and drainer with chrome mixer tap over set into a granite effect work surface with marble effect tiled splashback. Integrated 'Bosch' electric oven and 'Bosch' four ring gas hob with electric extractor fan over benefitting from downlighting. Wood effect flooring. UPVC double glazed window to rear elevation. UPVC double glazed patio doors to give access to the rear garden.



FIRST FLOOR ACCOMMODATION

Landing

Doors leading off.

Bedroom One 11'7" x 10'3" (3.55m x 3.13m)

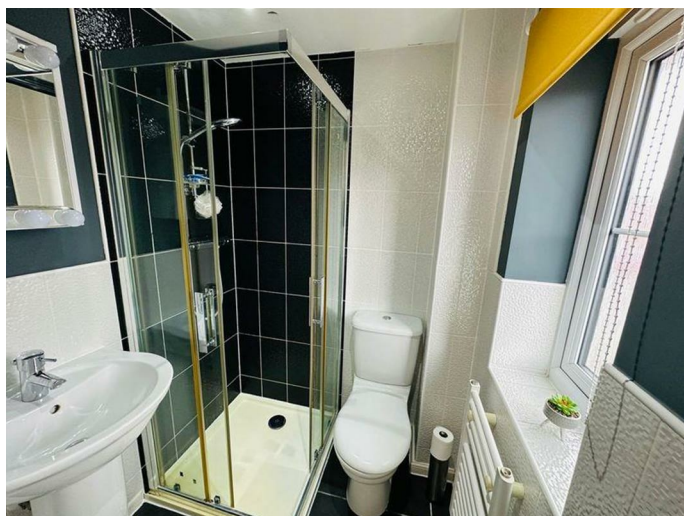


Built in wardrobe providing hanging, shelving and storage space. Central heating radiator and television point. UPVC double glazed window to the front elevation and door off into:



En-Suite

4'11" x 4'8" (1.51m x 1.44m)



Walk-in shower cubicle with chrome trimmed sliding door with chrome shower. The walls are tiled to ceiling height. White low flush w.c and white pedestal hand wash basin. UPVC double glazed frosted window to front elevation, tiled flooring, extractor fan and heated towel rail.

Bedroom Two

11'3" x 7'8" (3.45m x 2.34m)



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

Bedroom Three

9'5" x 5'11" (2.88m x 1.82m)



Alcove storage area providing shelving and storage space. UPVC double glazed window to rear elevation and central heating radiator.

Family Bathroom

7'8" x 5'6" (2.34m x 1.70m)



White panel bath with chrome mixer tap over, incorporating chrome shower attachment. Around the bath area is tiled to ceiling height and the rest of the room to mid height. White low flush w.c with chrome fittings, white hand wash basin with chrome mixer tap. White heated towel rail, tiled flooring and electric extractor fan.

EXTERIOR

Front



Storm porch and outside lamp. Flagged pathway leading away from the property and decorative pebbled area to the front.

Side



Decorative pebbled area. Shared driveway which leads to the rear. Single garage with 'up and over' door and a further allocated parking space.

Rear



Timber pedestrian access gate which gives access from the parking area to the garden. Timber decked patio area which steps down into the main garden area with AstroTurf section. Indian stone pathway merging into the matching patio area which was completed in 2021. Outside tap and light. The garden is fully enclosed with timber fencing.



DIRECTIONS

Starting out on Finkle Street proceed along Micklegate and turn left onto Water Hill Lane (B1223) Turn right onto Coupland Road and follow the road round to the right onto Elston Avenue where the property can be clearly identified by the Park Row Properties 'For Sale' board.

TENURE, COUNCIL TAX & LOCAL AUTHORITY

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 & MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

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 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

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

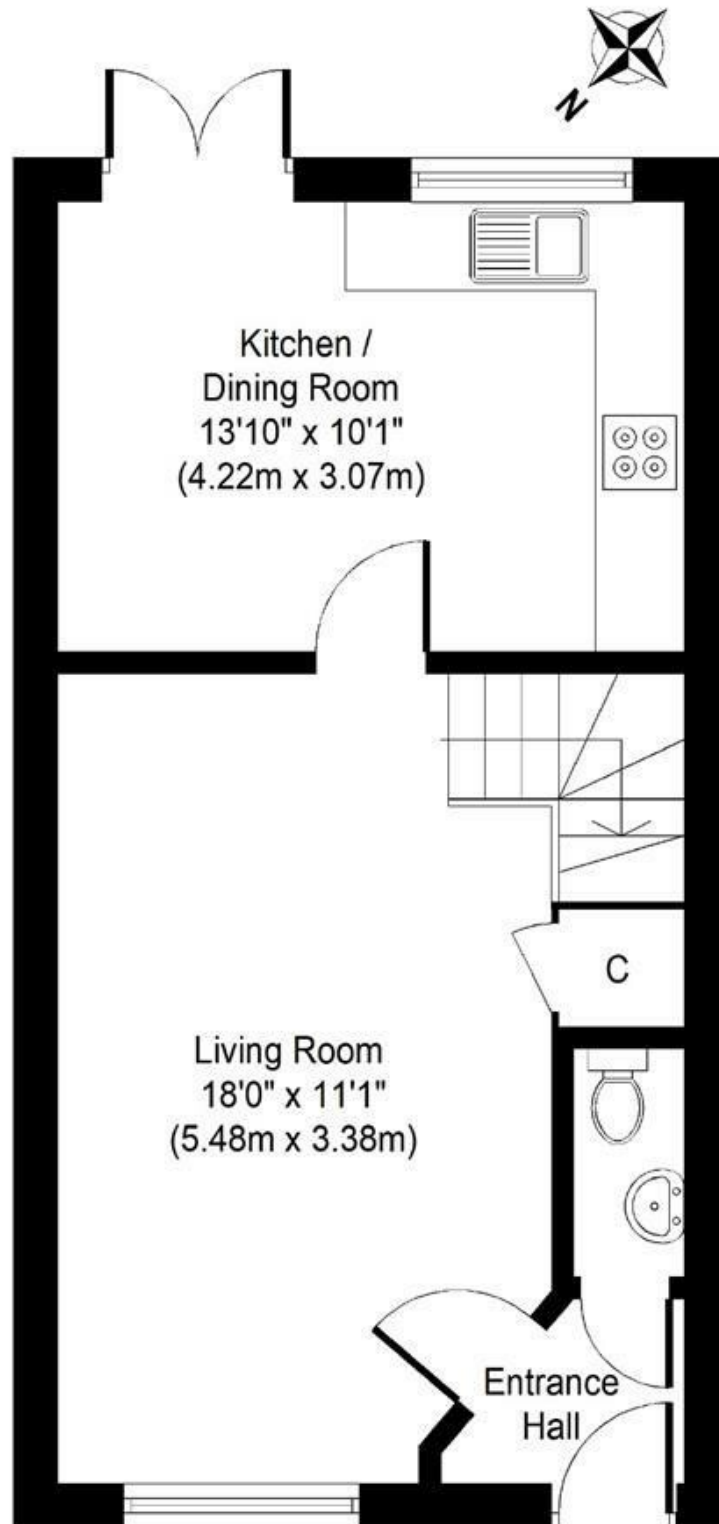
KIPPAX - 0113 8160111

CASTLEFORD - 01977 558480

VIEWING

Strictly by appointment with the sole agents.

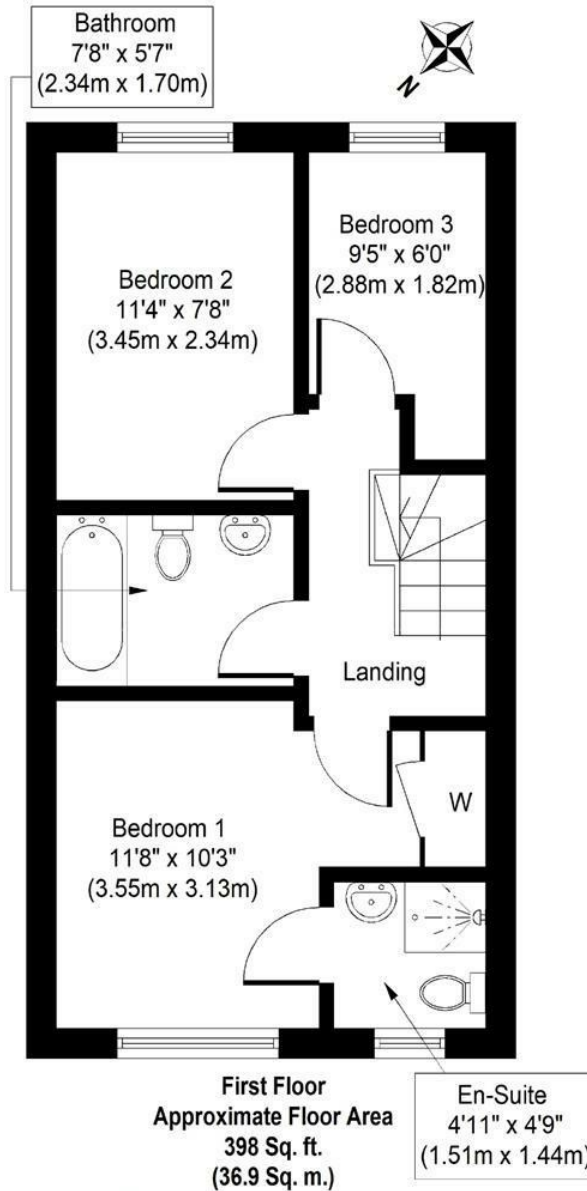
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
398 Sq. ft.
(36.9 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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T 01757 241124
W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS
selby@parkrow.co.uk

