

Park Row



Juniper Drive, Selby, YO8 8RZ

Offers Over £175,000



**** GREAT COMMUTER LINKS ** CLOSE TO AMENITIES ** SOUGHT AFTER LOCATION **** Situated on the outskirts of Selby, this End-Terraced property briefly comprises: Hall, Lounge, Inner Hall, Ground Floor W.C and Kitchen Diner. To the First Floor are two Double Bedrooms and a Bathroom. Externally, the property benefits from two off-street parking spaces to the front, with an enclosed garden to the rear. **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

Reinforced panel effect door leading through into:

Hall

4'1" x 3'11" (1.25m x 1.20m)

Timber framed, double glazed skylight window over front door. Tiled effect flooring, central heating radiator, telephone point and door leading through into:

Lounge

16'6" x 11'10" (5.04m x 3.63m)



UPVC double glazed window to the front elevation. Wood effect flooring, central heating radiators, television and telephone points. Door leading through into:



Inner Hall

Stairs leading to the First Floor Accommodation with handrail. Wood effect flooring and doors leading off.

Ground Floor W.C

4'6" x 4'0" (1.38m x 1.23m)

White low flush w.c with chrome fittings. White pedestal wash hand basin with chrome mixer tap over and tiled splashback. Tiled effect flooring, central heating radiator and electric extractor fan.

Kitchen Diner

11'10" x 8'4" (3.61m x 2.56m)



Range of 'Shaker style,' beech-fronted base and wall units. Single bowl stainless steel sink and drainer with chrome mixer tap over, set into granite effect laminate effect worksurface with a tiled splashback. Integrated electric oven, four ring gas hob and brushed steel electric extractor fan. UPVC double glazed window and 'French' style doors to the rear elevation. Plumbing for washing machine, location of the 'Baxi' central heating boiler, central heating radiator and tiled effect flooring.



First Floor Accommodation - Landing

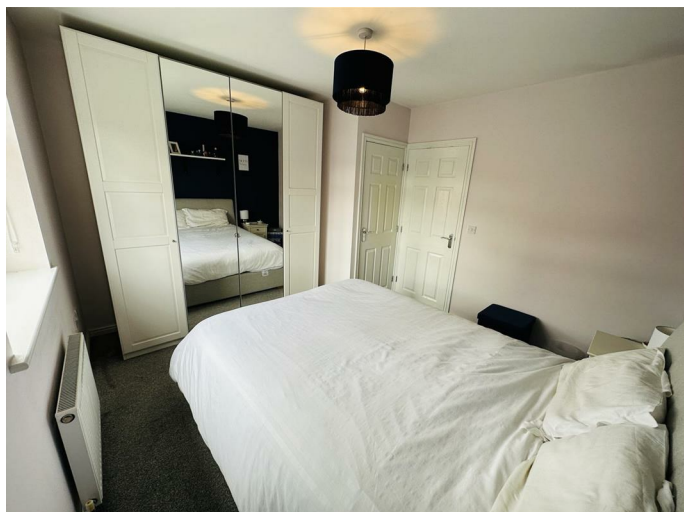
Balustrade and turned spindles, loft access, central heating radiator and doors leading off.

Bedroom One

11'10" x 10'8" (max) (3.63m x 3.26m (max))

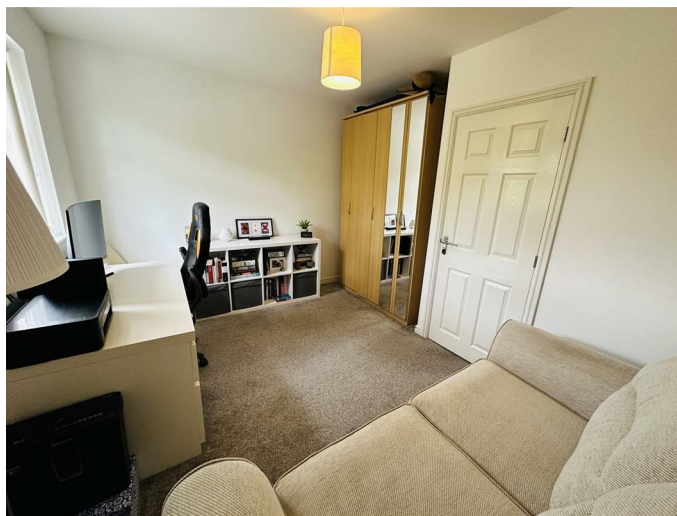


UPVC double glazed window to the rear elevation. Over stairs storage cupboard, television point and central heating radiator.

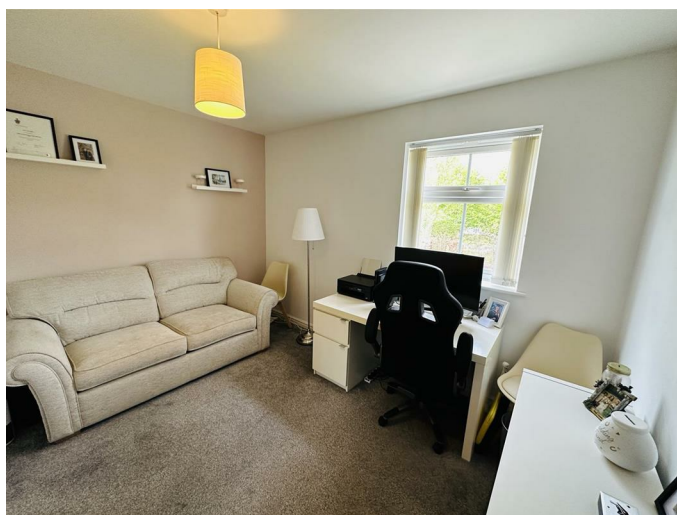


Bedroom Two

11'11" x 10'8" (max) (3.64m x 3.27m (max))



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



Bathroom

6'6" x 5'6" (1.99m x 1.70m)



White panel bath with chrome mixer tap and shower over with chrome trimmed shower screen. White low flush w.c with chrome fittings. White pedestal wash hand basin with chrome mixer tap over. The room is tiled behind the the bath to ceiling height, the rest of the room tiled to mid-height with tiled effect flooring. UPVC double glazed frosted window to the side elevation. Central heating radiator, electric extractor fan and electric shaver point.

Exterior - Front



Storm porch and flagged pathway running along the front of the property and leading down the side. Tarmacked driveway, providing off-street parking. Timber pedestrian access gate, leading through into:

Rear



Flagged and raised timber decked patio areas with laid to lawn garden section. Outside tap and lamp. The rear is fully enclosed with timber fence, timber posts and trellising.



Directions

Leave Selby on the A1041 Bawtry Road. Continue straight ahead at the roundabout and the the first left onto Hawthorne Road. Take the 1st Right onto Oak Way then the 2nd right onto Juniper Drive where the property 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: 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: Mains

Broadband: Fibre (FTTP)
Mobile: 5G

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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.

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.

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.

Making an Offer

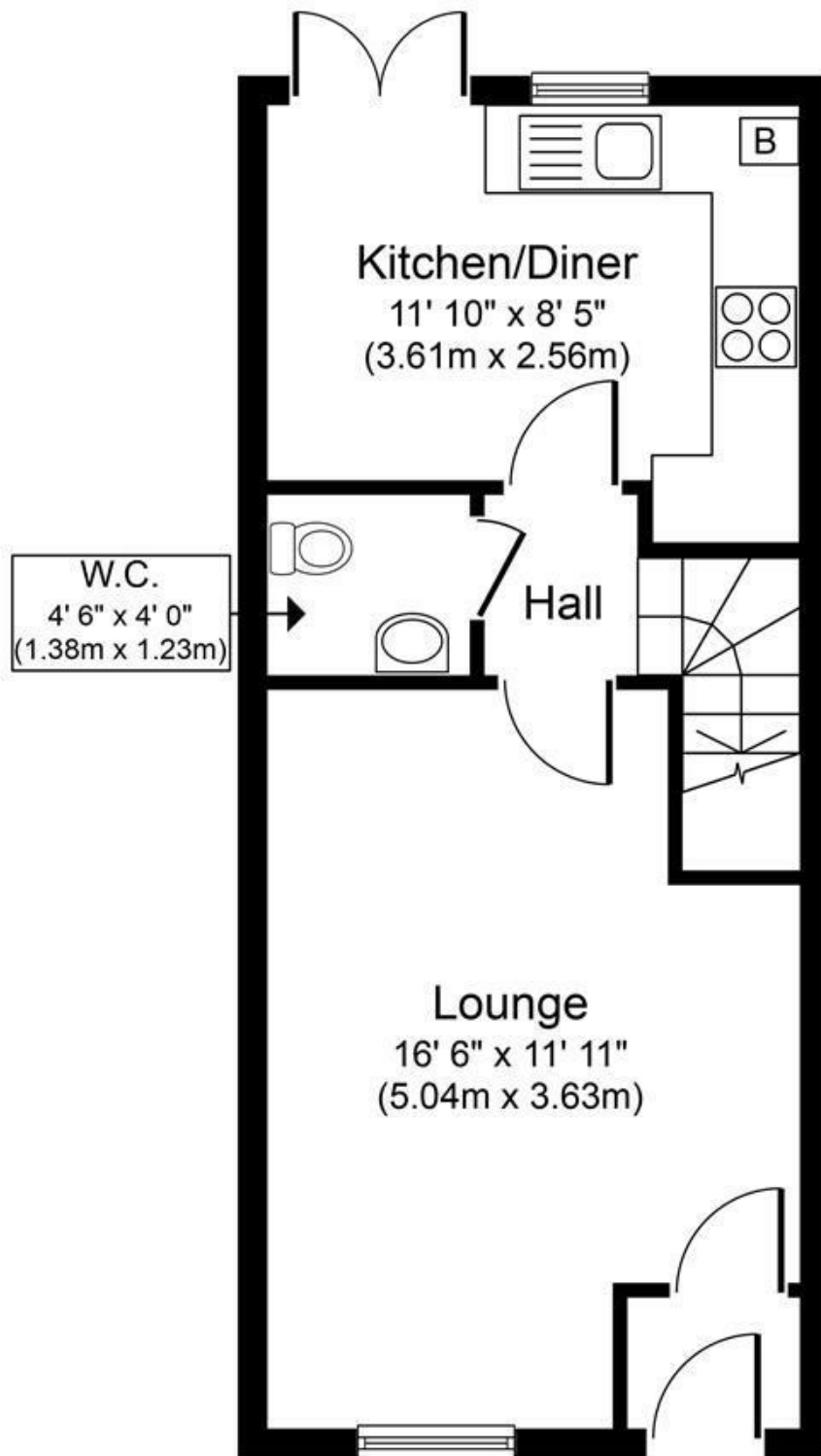
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and 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.

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:

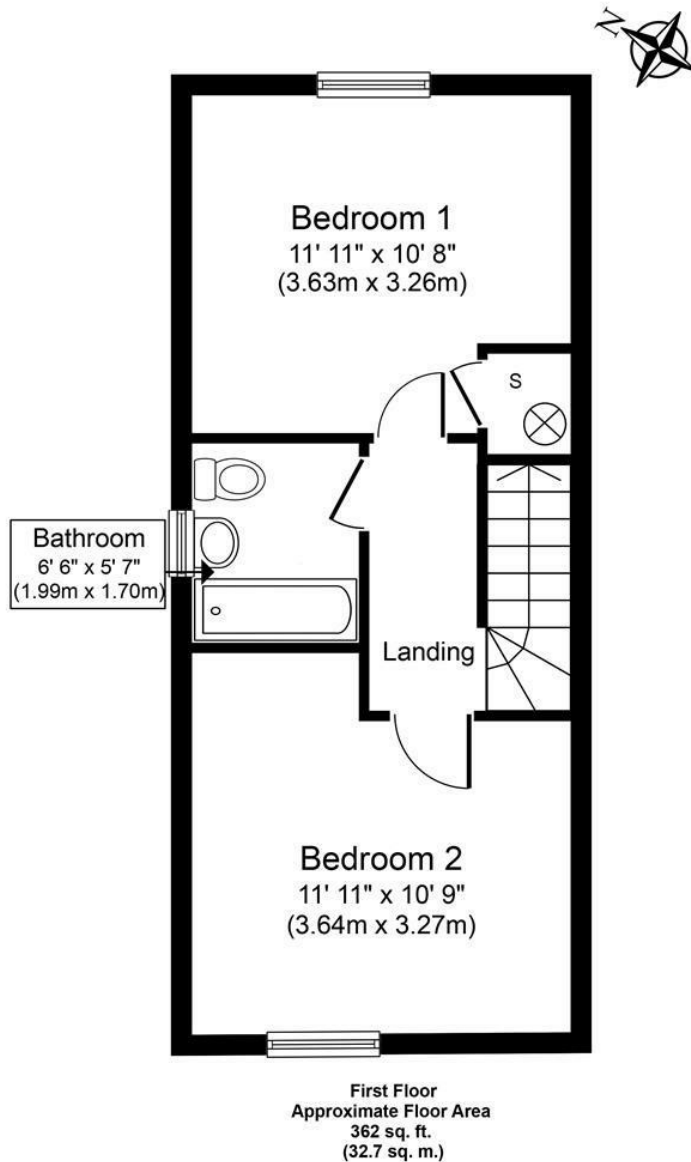
SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
353 sq. ft.
(32.8 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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