

Park Row



Powell Street, Selby, YO8 4BX

Offers Over £150,000



****IDEAL FOR FIRST TIME BUYERS**CLOSE TO SHOPS AND AMENITIES**** Situated in Selby, this extended property briefly comprises: Hall, Lounge and Kitchen/Sun Room. To the First Floor are two bedrooms and Bathroom. Externally, the property has an enclosed forecourt area and an enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



GROUND FLOOR ACCOMMODATION

Entrance

UPVC door with top section having three double glazed frosted panels to the front elevation leading into:

Hall

4'1" x 3'5" (1.27m x 1.05m)

Wall mounted contemporary central heating radiator, telephone point and stairs leading to First Floor Accommodation with handrail. Oak door leading into:

Lounge

13'3" x 10'10" (4.06m x 3.32m)



UPVC double glazed window to the front elevation, alcove storage units with downlighting, television point and contemporary wall mounted central heating radiator. Oak door leading into:



Kitchen / Sun Room

17'10" x 13'9" (5.46m x 4.20m)



Range of grey fronted base, wall and larder units with grey handles. Matching centre island with breakfast bar area and retractable electric and USB port. Single bowl stainless steel sink inset to granite work surface with drainer and brick tiled splashback. Integrated appliances include: electric oven, four ring ceramic hob with brushed steel and glass electric extractor fan benefitting from downlighting, fridge, freezer, dishwasher and washing machine. Contemporary wall mounted central heating radiator, television point and tiled effect flooring. Double glazed bi-fold doors to the rear elevation.





FIRST FLOOR ACCOMMODATION

Landing

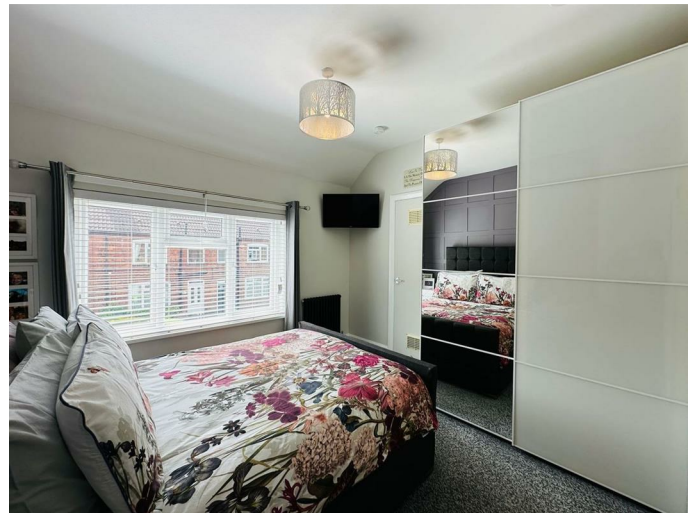
Loft access. UPVC double glazed window to the side elevation and contemporary wall mounted central heating radiator. Oak doors leading off: one into storage cupboard.

Bedroom One

11'0" x 10'2" (3.36m x 3.12m)



UPVC double glazed window to the front elevation, panelling to wall, contemporary wall mounted central heating radiator and television point. Overstairs cupboard housing 'Worcester Bosch' central heating boiler.



Bedroom Two

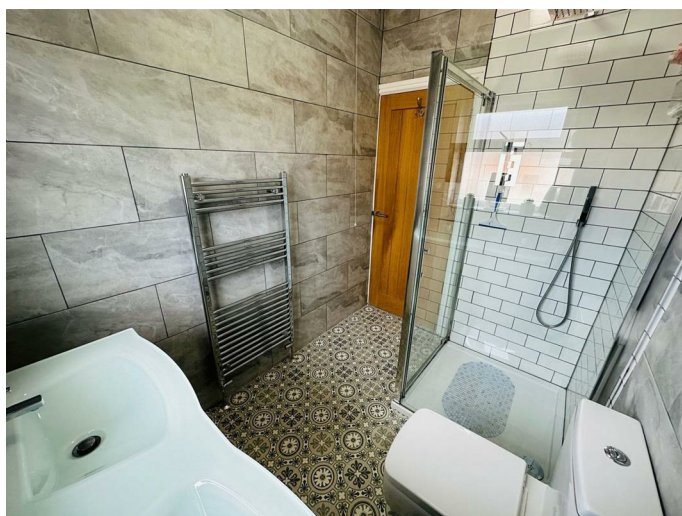
8'2" x 7'9" (2.51m x 2.38m)



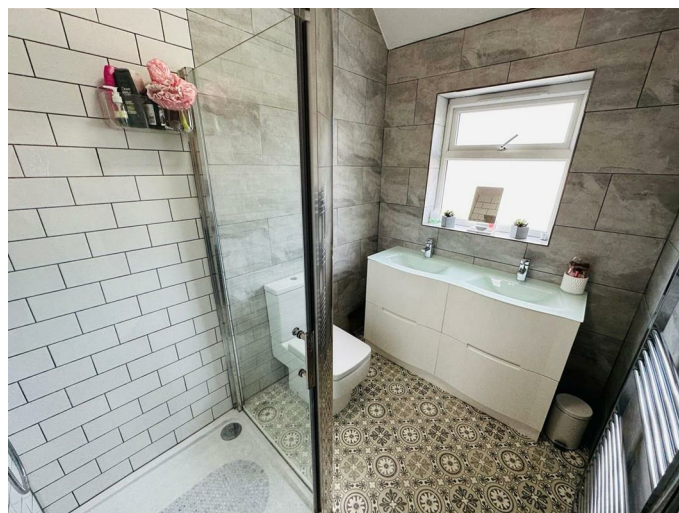
UPVC double glazed window to the rear elevation, television point and built in wardrobe.

Shower Room

8'0" x 5'9" (2.44m x 1.76m)



Shower cubicle with chrome trimmed door and chrome shower, further fixed head shower and inset chrome controls. Brick tiled splashback to ceiling height. White low flush w.c with chrome fittings and twin white wash hand basins with chrome mixer taps over set into white high gloss vanity unit. Chrome heated towel rail. UPVC double glazed frosted window to the rear elevation and tiled effect flooring.



EXTERIOR

Front



Forecourt area with boundaries defined by brick wall. To the side of the property is a further pathway. Timber pedestrian access gate giving access to the:

Rear



Outside lamp, spotlight on PIR sensor, electrical point and tap. Pathway with blocked paving. Indian stone flagged patio area. Timber storage room with timber pedestrian access doors and having power. The rear is fully enclosed with timber fence.



DIRECTIONS

Leave our Selby office and proceed from Finkle Street onto Micklegate. At the end of Micklegate turn left onto Water Lane. Follow this road onto New Millgate, at the mini roundabout continue straight ahead onto Flaxley Road, at the next mini roundabout continue straight ahead and then take the fourth right onto Powell Street. The property can be clearly identified by a Park Row 'For Sale' board.

TENURE, LOCAL AUTHORITY & TAX BANDING

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: A

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 (FTTP)
Mobile: 4G

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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.

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

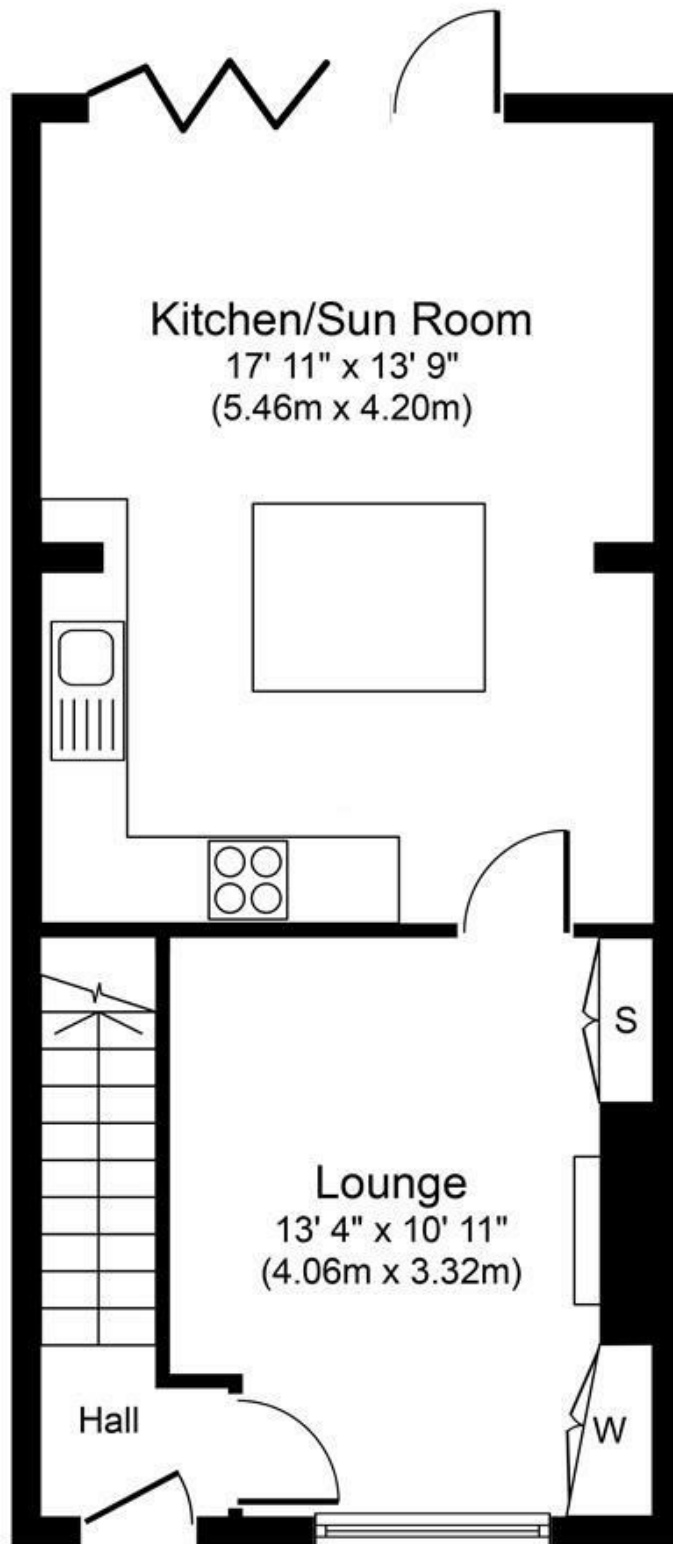
CASTLEFORD - 01977 558480

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/Sun Room
17' 11" x 13' 9"
(5.46m x 4.20m)

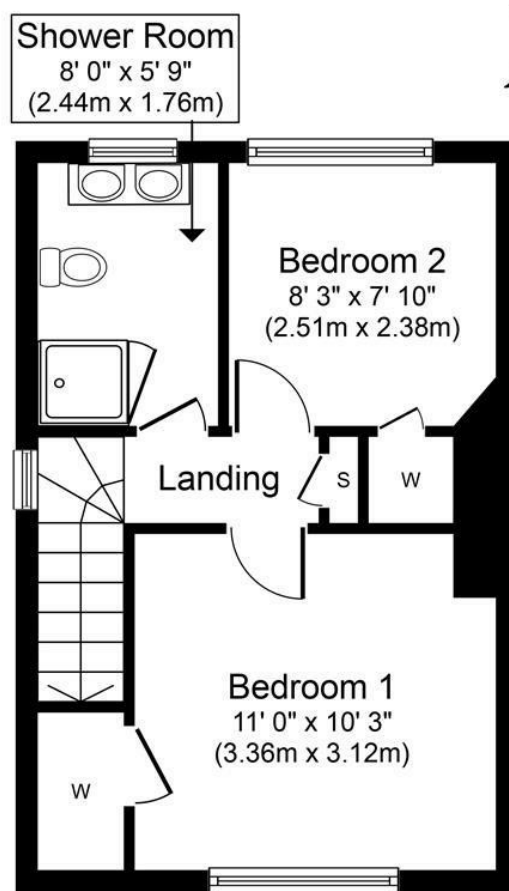
Lounge
13' 4" x 10' 11"
(4.06m x 3.32m)

Hall

Ground Floor
Approximate Floor Area
444 sq. ft.
(41.2 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
301 sq. ft.
(28.0 sq. m.)

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