

# Park Row

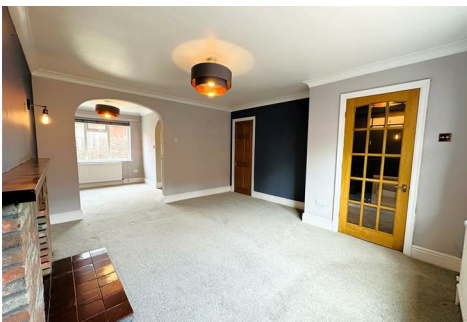


**Union Lane, Selby, YO8 4AU**

**Offers Over £270,000**



**\*\*FOUR BEDROOMS\*\*****\*\*GARAGE\*\*** Situated in Selby this detached property briefly comprises: Hall, Lounge, Kitchen and Dining Room. To the First Floor are four bedrooms, one En Suite and Bathroom. Externally, the property has off street parking and a garage, and enclosed yard to the rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE LOCATION 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

Composite panel effect door with top section having two double glazed frosted panels leading into:

### Hall

6'0" x 5'2" (1.83m x 1.60m)



Keypad for intruder alarm, central heating radiator, and doors leading to First Floor Accommodation with handrail. Wood effect flooring and timber door with bevelled edge glass panels leading into:

### Lounge

14'7" x 12'9" (4.45m x 3.90m)



Feature brick fireplace, timber mantel and tiled hearth. UPVC double glazed window to front elevation, central heating radiator and television and telephone point. Door into understairs storage cupboard and arch aperture flowing into:



### Dining Room

9'3" x 7'10" (2.84m x 2.40m)



UPVC double glazed window to rear elevation, central heating radiator and further arch aperture flowing into:



**Kitchen**  
9'2" x 9'1" (2.81m x 2.77m)



**Utility**  
7'6" x 5'4" (2.30m x 1.64m)



Range of cream fronted base and wall units in shaker style with pewter bowed handles. One and a half bowl pot sink and drainer with chrome mixer tap over, set into wood effect laminate work surface with tiled splashback. Gas cooker point, integrated extractor fan over and integrated 'Neff' dishwasher. UPVC double glazed window to rear elevation, tiled effect flooring and further aperture flowing into:



Range of base, wall and larder units to match kitchen and wood effect laminate work surface with tiled splashback. Plumbing for washing machine and 'Ideal' central heating boiler. UPVC double glazed window and uPVC door with top section having double glazed frosted stable style door to rear elevation. Tiled effect flooring.

## FIRST FLOOR ACCOMMODATION

### Landing

Loft access and doors leading off.

## Bedroom One

15'10" x 8'4" (4.85m x 2.56m)



UPVC double glazed windows to front and side elevation, central heating radiator and wood effect flooring. Keypad for intruder alarm, television point and loft access. Door into:



## En Suite

7'6" x 5'3" (2.31m x 1.62m)



Chrome trimmed shower cubicle with chrome shower over. White low flush wc with hidden cistern and chrome controls. White wash hand basin with chrome mixer tap over set into vanity with cream doors and white handles. Room is tiled on all walls to ceiling height, uPVC double glazed frosted window to rear elevation, central heating radiator, chrome heated towel rail and extractor fan.

## Bedroom Two

14'5" x 9'5" (4.41m x 2.88m)



UPVC double glazed window to front elevation, central heating radiator and television point.



**Bedroom Three**  
10'4" x 9'5" (3.16m x 2.89m)



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



**Bedroom Four**  
10'9" x 6'5" max (3.29m x 1.97m max)



UPVC double glazed window to front elevation, central heating radiator and over stairs shelving unit.

**Bathroom**  
6'4" x 5'5" (1.95m x 1.67m)



White panel bath with chrome mixer tap over, further chrome shower over and chrome trimmed shower screen. White low flush wc with hidden cistern and chrome controls. White wash hand basin with chrome mixer tap over set into cream vanity with white handles. Room is tiled on all walls to ceiling height, central heating radiator and uPVC double glazed frosted window to rear elevation.

**EXTERNAL**

## Front



Storm porch and decorative heron bone brick blocked driveway leading up to garage with up and over door. Pathway leading down left side of property to timber pedestrian access gate into:

## Rear



Flagged patio area with decorative stoned edgings. Outside tap, outside electric point and floodlight. Boundaries defined by brick wall and fencing. Further timber pedestrian access gate.



## DIRECTIONS

From Gowthorpe head down New Lane and turn right onto Massey Street. Finally, turn left onto Union Lane where the property can be clearly identified by a Park Row 'For Sale' board.

## 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.

## 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: Mains

Broadband: Ultrafast

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.

## **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.

## **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.

## **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:**

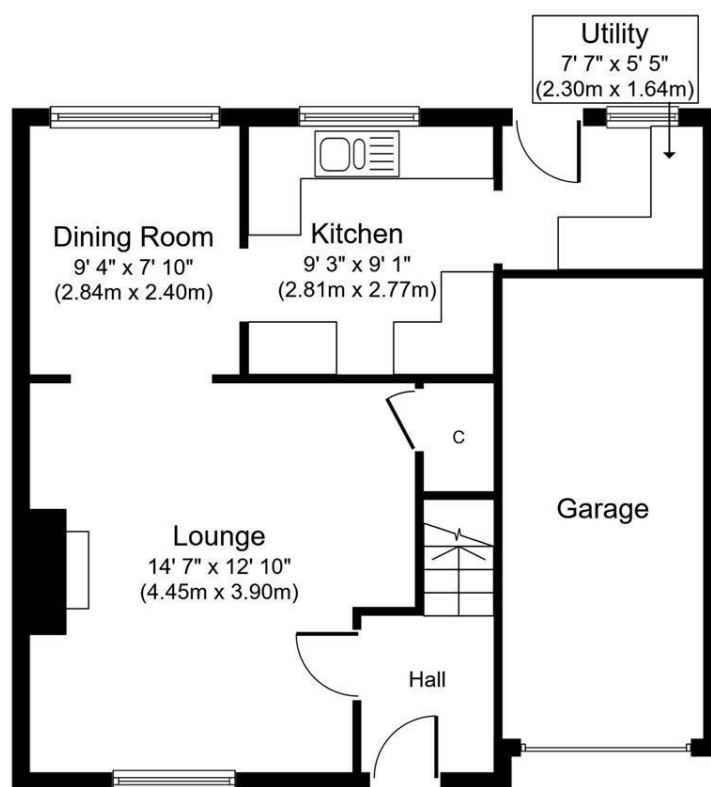
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

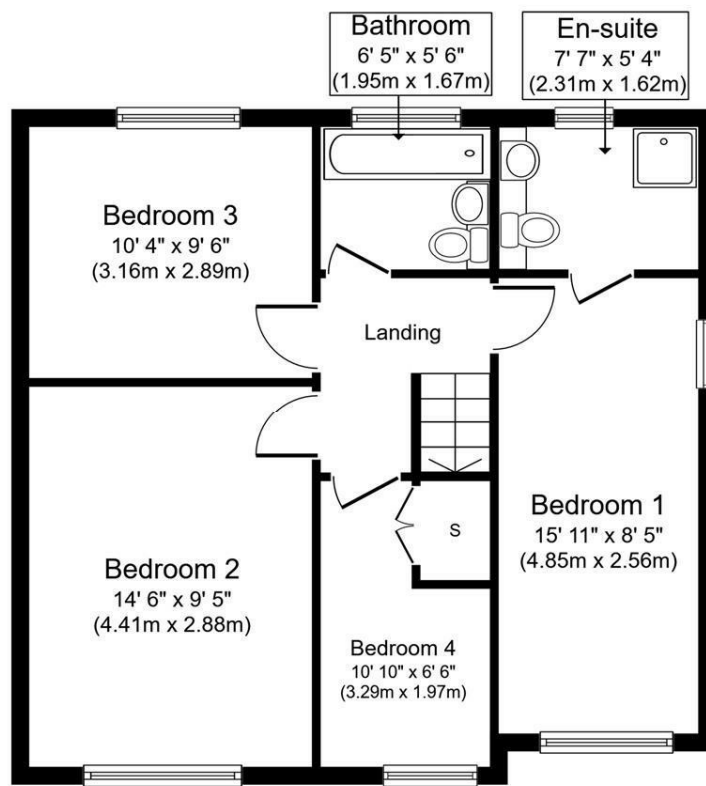


**Ground Floor**  
**Approximate Floor Area**  
**604 sq. ft.**  
**(56.1 sq. m.)**

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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