

Park Row



The Haven, Selby, YO8 8BJ

Offers Over £175,000

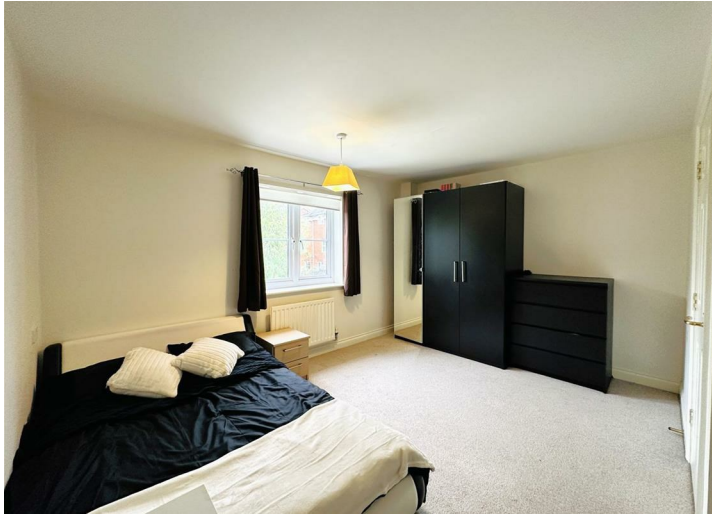


****GARDEN ROOM**SOUTH FACING REAR GARDEN**DRESSING ROOM**** Situated in the town of Selby, this Semi Detached Townhouse style home briefly comprises: Hallway with Utility area, Kitchen, Lounge, Garden Room and Ground Floor w.c. To the First Floor are two bedrooms and a Bathroom and to the Second Floor is the Master Bedroom, Dressing Room and En-Suite. Externally, the property benefits from a driveway and an enclosed low maintenance rear garden. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION, STYLE AND SIZE OF THIS BEAUTIFUL FAMILY HOME. 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'.











PROPERTY OVERVIEW

Welcome to this semi-detached townhouse located in Selby.

On the ground floor, upon entering the hall, double doors open into a utility space with plumbing for washing machine and space for tumble dryer. There is a well proportioned kitchen providing ample storage and worktop space. The cosy lounge has plenty of natural light, providing a welcoming space for relaxation and entertainment. The added feature of the garden room offers versatile use whether as a dining area, playroom, or space to enjoy the garden.

To the first floor are the second and third bedrooms, along with a three piece bathroom.

To the second floor is the main bedroom with the added benefit of a dressing room and an en suite.

The loft space is fully boarded with lighting and is accessed via a drop down ladder with rail.

Externally the property parking available at the front of the property. To the side; a lean-to which is almost the full length of the property and is access to the front and rear via key and offers ample storage for garden equipment. To the rear, a low-maintenance garden which is ideal for outdoor enjoyment without the hassle of extensive upkeep.

The property is being offered with no onward chain.

GROUND FLOOR ACCOMMODATION

Hall

13'4" x 3'6" (4.08m x 1.08m)

Ground Floor w.c

4'7" x 2'11" (1.42m x 0.90m)

Kitchen

12'7" x 6'2" (3.86m x 1.89m)

Lounge

16'9" x 13'3" (5.12m x 4.04m)

Garden Room

12'2" x 10'3" (3.71m x 3.13m)

FIRST FLOOR ACCOMMODATION

Bedroom Two

13'3" x 11'7" (4.05m x 3.54m)

Bedroom Three

13'3" x 10'11" (4.05m x 3.33m)

Bathroom

6'3" x 6'3" (1.93m x 1.92m)

SECOND FLOOR ACCOMMODATION

Bedroom One

14'5" x 13'3" (4.41m x 4.06m)

Dressing Room

10'3" x 6'3" (3.14m x 1.92m)

En Suite

6'9" x 6'8" (2.06m x 2.04m)

EXTERIOR

Front

Flagged pathway and tarmacked off street parking.

Side

Lean to covering almost the full length of the property providing storage for garden equipment, tools and furniture. Key access provided to both front and rear.

Rear

Fully enclosed garden with flagged patio, low maintenance garden.

DIRECTIONS

Leaving our Selby branch, travel North and turn right onto Water Lane/ B1223. Continue forward onto Ousegate, past the traffic lights. Take the third right onto The Haven, where the property can be clearly identified by our Park Row Properties '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:

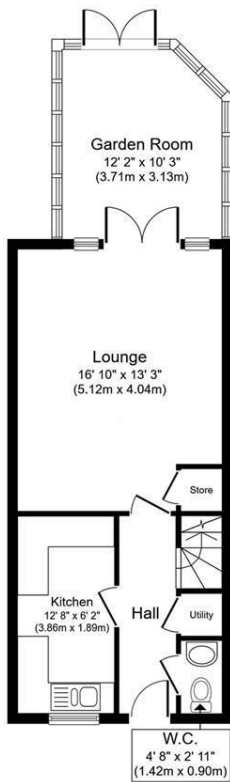
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

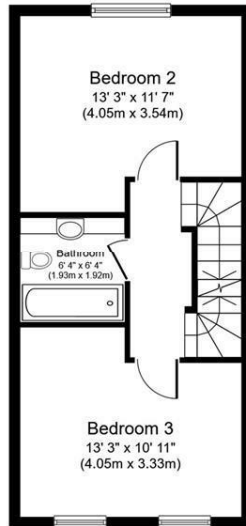
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
517 sq. ft.
(48.1 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.

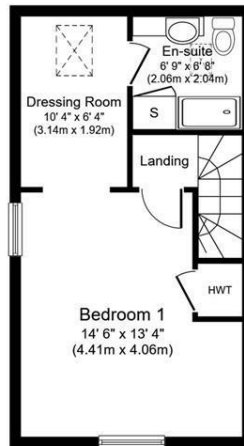
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First Floor
Approximate Floor Area
391 sq. ft.
(36.3 sq. m.)

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Second Floor
Approximate Floor Area
327 sq. ft.
(30.3 sq. m.)

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T 01757 241124
W www.parkrow.co.uk

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

