

# Park Row



**Newport Avenue, Selby, YO8 9DL**

**Offers Over £130,000**



**\*\* CLOSE TO LOCAL AMENITIES \*\* ENCLOSED REAR GARDEN \*\*** Situated in the town of Selby, this mid-terrace property briefly compromises: Dining Room, Lounge and Kitchen. To the First Floor: two Bedrooms and Bathroom. VIEWING IS RECOMMENDED 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'.













## Property Summary

Situated in a sought-after location within close proximity to local amenities, this mid-terrace home features a spacious living room leading through to a separate dining room, ideal for family meals or entertaining guests. The kitchen is well-equipped with ample storage space and provides direct access to the enclosed rear garden. Upstairs, you'll find two generously sized bedrooms, each providing a comfortable living space. Externally, the property benefits from an enclosed rear garden, perfect for outdoor relaxation or gardening. This property is a fantastic renovation project for first-time buyers, investors, or those looking to downsize, and offers easy access to local shops, schools, and transport links.

## GROUND FLOOR ACCOMMODATION

### Dining Room

13'2" x 11'3" (4.03m x 3.45m)

### Lounge

13'1" x 12'0" (4.00m x 3.67m)

### Kitchen

11'3" x 6'5" (3.44m x 1.96m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

13'2" x 10'2" (4.02m x 3.10m)

### Bedroom Two

12'2" x 10'2" (3.73m x 3.11m)

### Bathroom

11'5" x 6'3" (3.48m x 1.92m)

## EXTERIOR

Courtyard area fully enclosed with timber pedestrian access gate.

## Directions

From Selby Town centre, take the A19 Doncaster Rd. Cross over the level crossing and continue along, Newport Avenue is situated on the left hand side. The property can clearly be identified by our Park Row Properties 'For Sale' board.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

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 AND MOBILE COVERAGE

Electricity: Mains

Heating: 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.

## 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:

GOOLE - 01405 761199

SELBY - 01757 241124

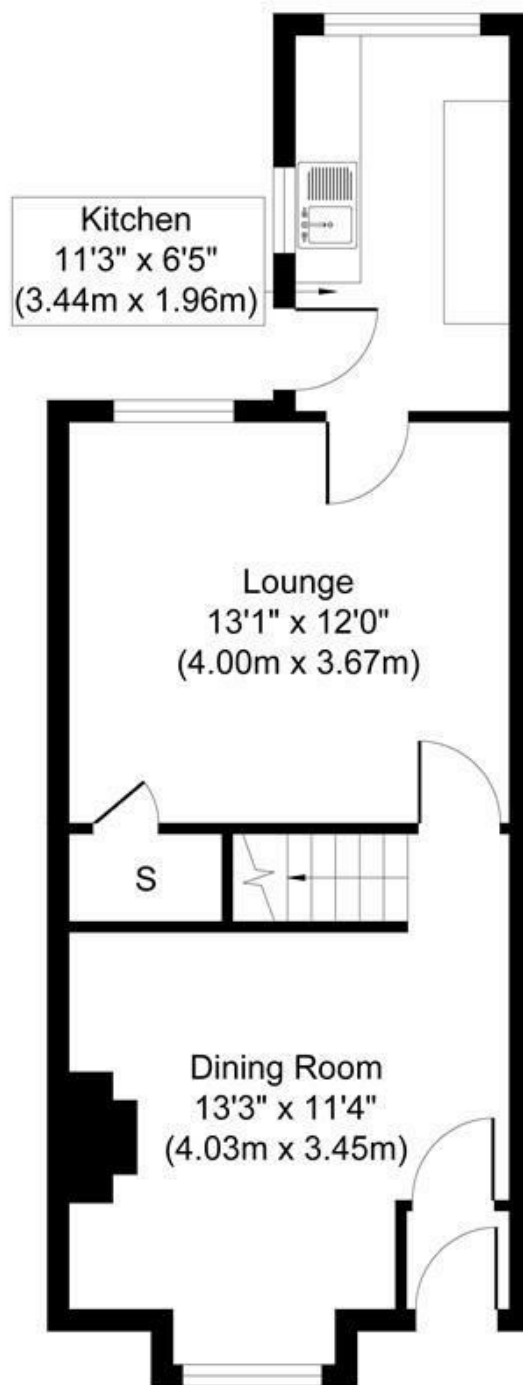
SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





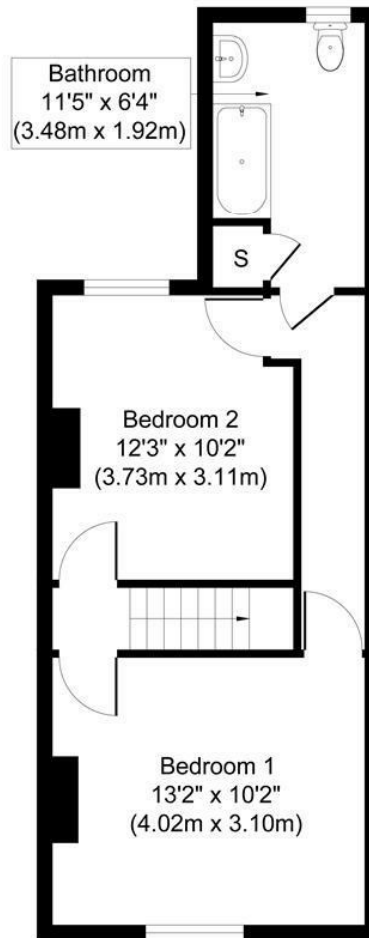


**Ground Floor**  
**Approximate Floor Area**  
**435 sq. ft**  
**(40.41 sq. m)**

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**  
**427 sq. ft**  
**(39.66 sq. m)**

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