

# Park Row



**Nalton Street, Selby, YO8 4AE**

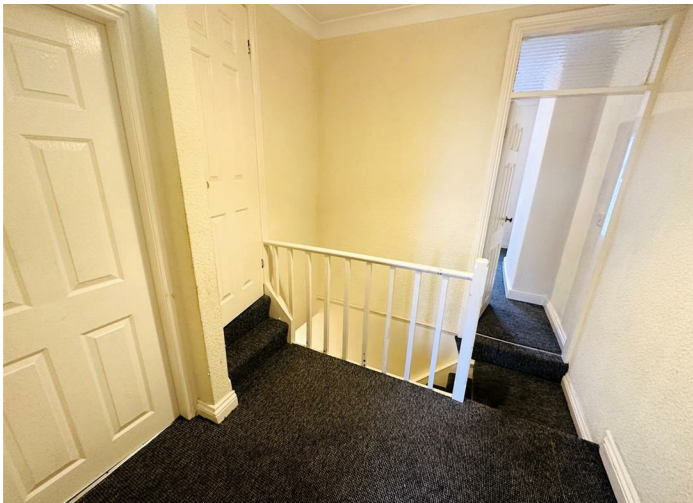
**Offers Over £130,000**



**\*\* IDEAL PROJECT \*\* NO UPWARD CHAIN \*\* NEWLY FITTED SOLAR PANELS \*\*** Situated within close proximity of Selby town centre, this mid-terrace property briefly compromises: Dining Room, Lounge and Kitchen. To the First Floor: two bedrooms and a family bathroom. To the Second Floor: a further bedroom and Dressing Room. **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 just a short distance from the town centre, this spacious three-bedroom terraced property offers fantastic potential for modernisation, however, the newly fitted solar panels ensures that the property is Energy Efficient with a 'C' Rating. The ground floor features a well-proportioned lounge, a separate dining room, and a kitchen, providing a great layout for family living. On the first floor, there are two bedrooms and a bathroom, while the top floor boasts a generous third bedroom with an adjoining dressing room. With its excellent location and scope for improvement, this property is a fantastic opportunity for buyers looking to add their own touch.

This property features fully owned, freehold solar panels neither leased nor government-granted. The new owner will enjoy the full benefits of the electricity generated, including the financial savings and returns the solar panels provide.

## GROUND FLOOR ACCOMMODATION

### Dining Room

12'3" x 11'1" (3.75m x 3.40m)

### Lounge

12'11" x 12'2" (3.94m x 3.71m)

### Kitchen

11'1" x 6'9" (3.38m x 2.06m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

12'4" x 11'3" (3.77m x 3.43m)

### Bedroom Two

7'8" x 7'3" (2.34m x 2.22m)

### Bathroom

10'9" x 4'9" (3.28m x 1.47m)

## SECOND FLOOR ACCOMMODATION

### Bedroom Three

11'10" x 11'5" (3.62m x 3.48m)

### Dressing Room

11'5" x 6'5" (3.48m x 1.97m)

## EXTERIOR

### Front

Access directly onto public pedestrian footpath.

### Rear

Low maintenance, fully enclosed flagged courtyard with pedestrian access gate giving access to the service lane.

## Directions

Continue along from Gowthorpe through the traffic lights in the direction of Doncaster and take the second left on Ebor Street. Continue onto Nalton Street where the property can be clearly identified by a Park Row '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: Solar Panels

Heating: Gas

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.

## 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

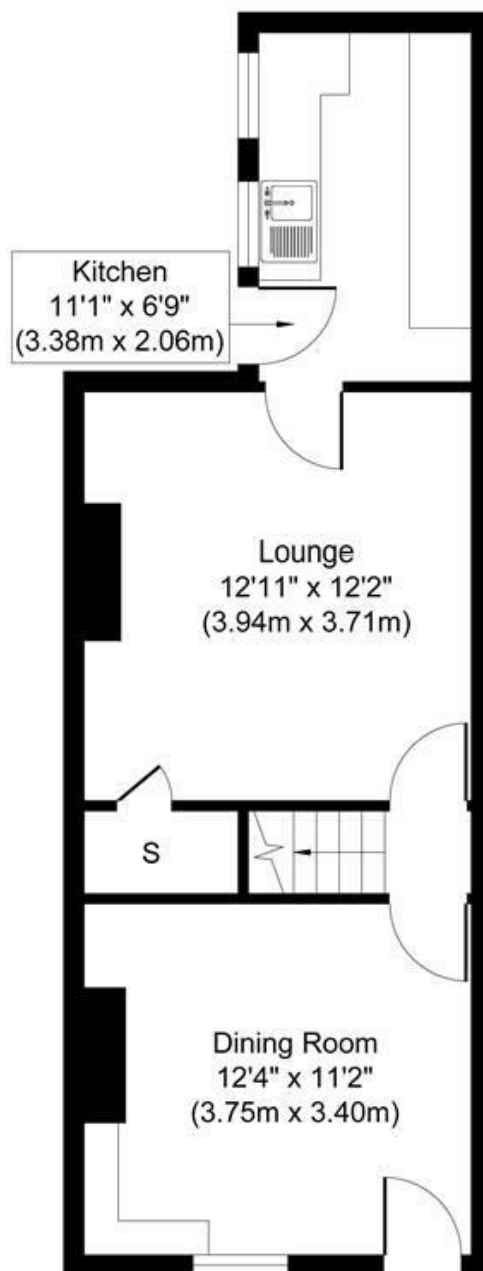
SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

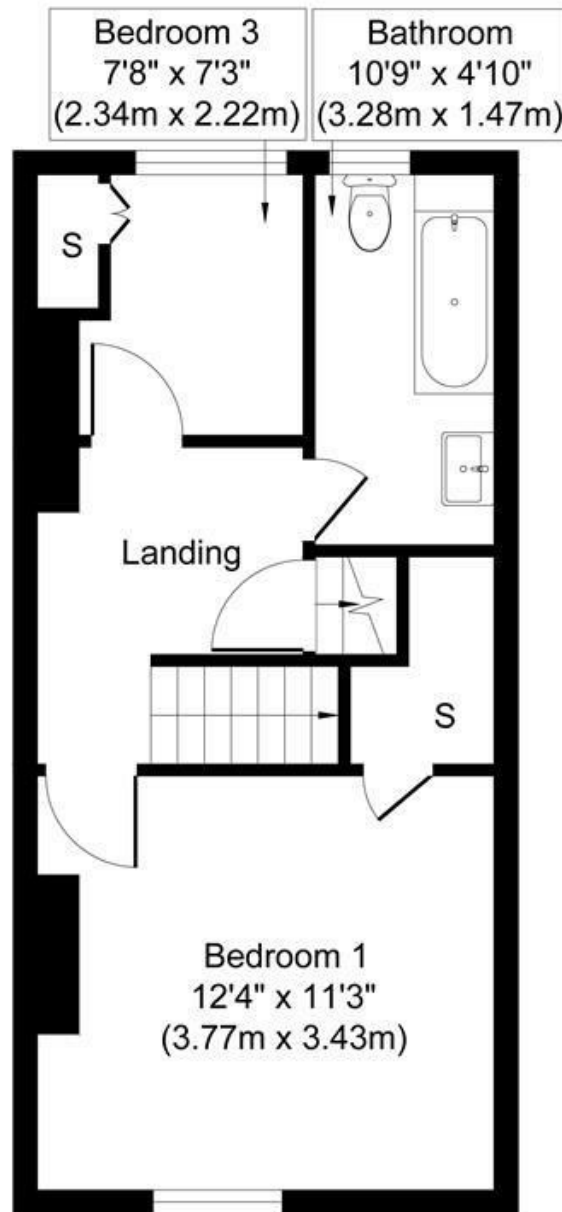






**Ground Floor**  
**Approximate Floor Area**  
**414 sq. ft**  
**(38.44 sq. m)**

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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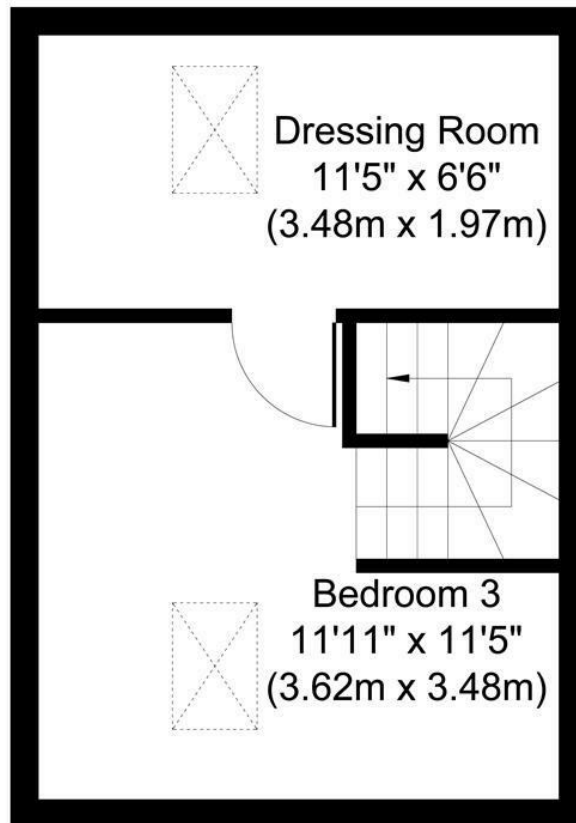


**First Floor**  
**Approximate Floor Area**  
**337 sq. ft**  
**(31.27 sq. m)**

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**Second Floor**  
**Approximate Floor Area**  
**222 sq. ft**  
**(20.62 sq. m)**

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