

Park Row



Ness Bank Close, Selby, YO8 9RP

Offers Over £300,000



**** INTEGRAL GARAGE ** DESIRABLE LOCATION **** Situated in the sought after village of Brayton, nestled within a cul-de-sac this detached property was the original Show Home of an exclusive development. The property briefly compromises: Hall, Ground Floor w.c., Lounge, Kitchen and Dining Room. To the First Floor: landing, four bedrooms with En-Suite to the Master Bedroom and additional Family Bathroom. Externally the property benefits from off street parking, garage with electric roller door and fully 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

Composite panel effect door leading into:

Hall



Timber framed double glazed skylight window above entrance door. Stairs leading to First Floor Accommodation with balustrade and spindles and incorporating under-stairs storage cupboard. Keypad for intruder alarm, central heating radiator and doors leading off.

Ground Floor w.c

7'4" x 3'1" (2.25m x 0.96m)



White low flush w.c with chrome fittings and pedestal wash hand basin with chrome mixer tap over and tiled splashback. UPVC double glazed frosted window to the side elevation, central heating radiator and tile effect flooring.

Lounge

17'10" x 11'8" maximum (5.45m x 3.56m maximum)



UPVC double glazed window to the front elevation, television and telephone points and central heating radiator.

Kitchen

10'7" x 9'3" (3.23m x 2.83)



Range of cream fronted base and wall units in 'Shaker' style with brushed chrome 'T-bar' handles. The wall units benefitting from underlighting. One and a half bowl ceramic sink and drainer with chrome mixer tap over set into granite work surface with matching upstand. 'Neff' integrated appliances include: four ring brushed steel gas hob, with electric extractor fan over benefitting from downlighting, electric oven and dishwasher. UPVC double glazed window to the rear elevation. Door leading into Integral Garage and further door leading into:

Dining Room

10'7" x 8'8" (3.25m x 2.65m)



UPVC double glazed 'French' doors opening onto patio and rear garden. Central heating radiator.

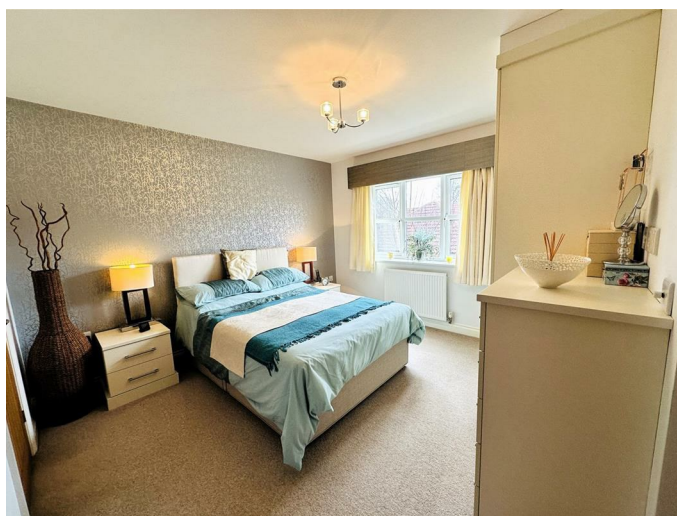
FIRST FLOOR ACCOMMODATION: Landing



Further balustrade and spindles, loft access, central heating radiator and doors leading off.

Master Bedroom

11'4" x 10'11" plus recess (3.47m x 3.35m plus recess)



UPVC double glazed window to the front elevation.



Range of cream fronted wardrobes and drawers with brushed chrome 'T-bar' handles. Central heating radiator and door leading into:

En-Suite
7'4" x 2'11" (2.25m x 0.89m)



Shower cubicle housing chrome shower. The area is tiled to ceiling height. White low flush w.c with chrome fittings and pedestal wash hand basin with chrome mixer tap over and tiled splashback.



UPVC double glazed frosted window to the side elevation. Electric extractor fan.

Bedroom Two
10'8" x 8'4" (3.27m x 2.55m)



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

Bedroom Three

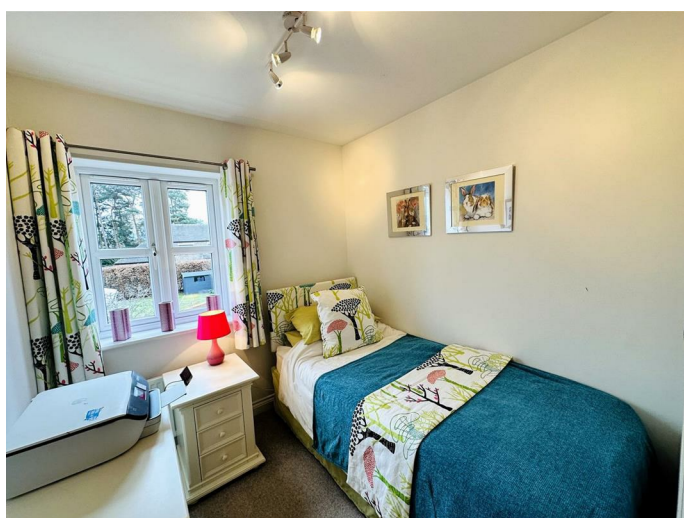
8'4" x 7'5" (2.55m x 2.28m)



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

Bedroom Four

7'4" x 7'3" (2.24m x 2.21m)



UPVC double glazed window to the front elevation, over-stairs storage cupboard and central heating radiator.

EXTERIOR: Front



Outside lamp. Flagged pathway leading away from the property. Lawned section with herbaceously planted border and decorative stone driveway with brick blocked edging offering parking for multiple vehicles and leading to Garage floodlight on 'PIR' sensor. Timber pedestrian access gate giving access to:

Rear



Flagged pathway leading along the side and across the rear of the property and merging into patio area. Outside lamp and outside tap.



The area is predominantly laid to lawn with herbaceously planted borders.

Directions

On leaving Selby on Gowthorpe turn left at the traffic lights onto Brook Street continue forward, crossing over the level crossing, continue along Doncaster Road going past Selby Hospital taking the third turning on your left onto Baffam Lane and then take the right turn onto Ness Bank Close.

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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

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

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.

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

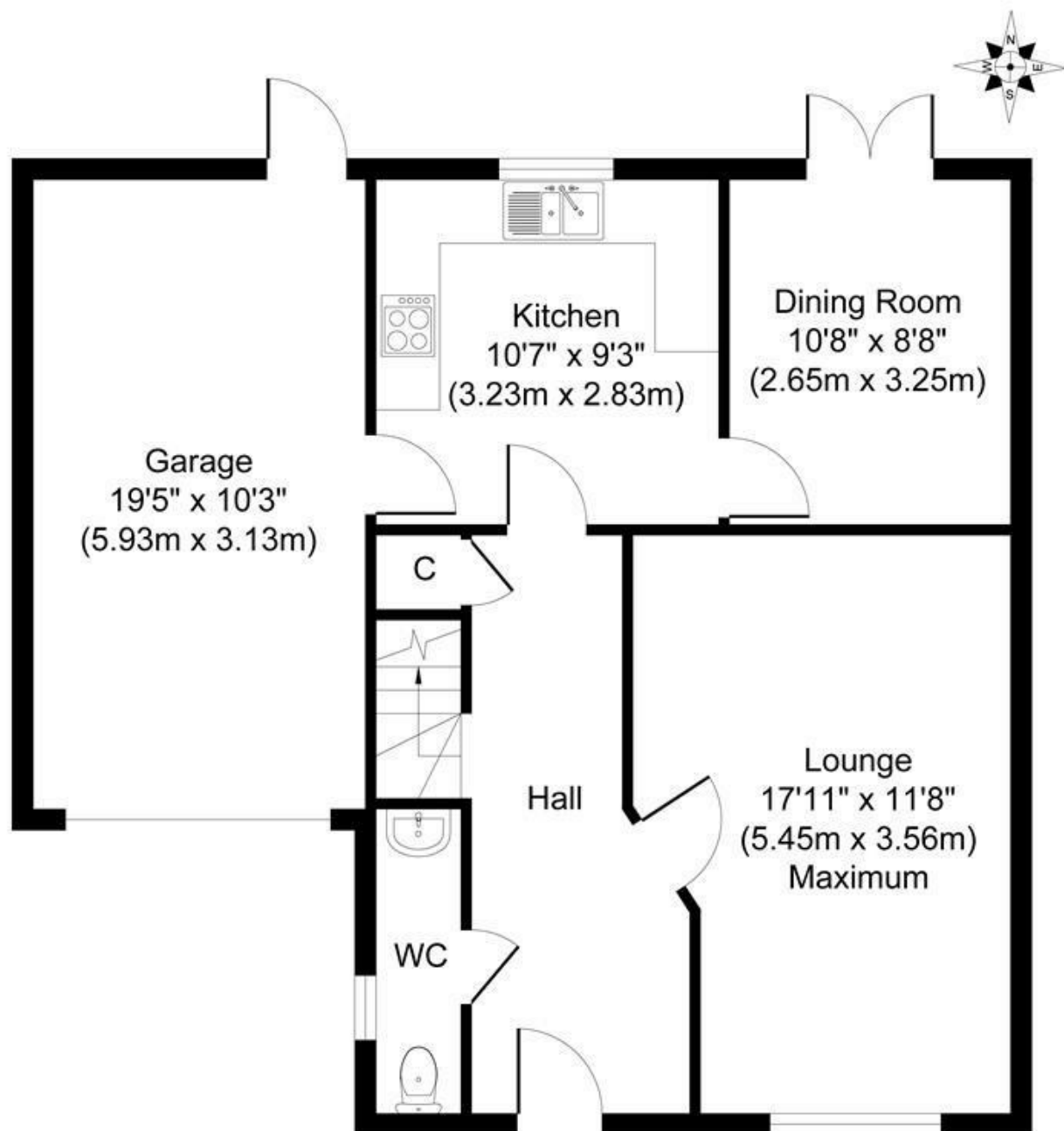
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and 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:

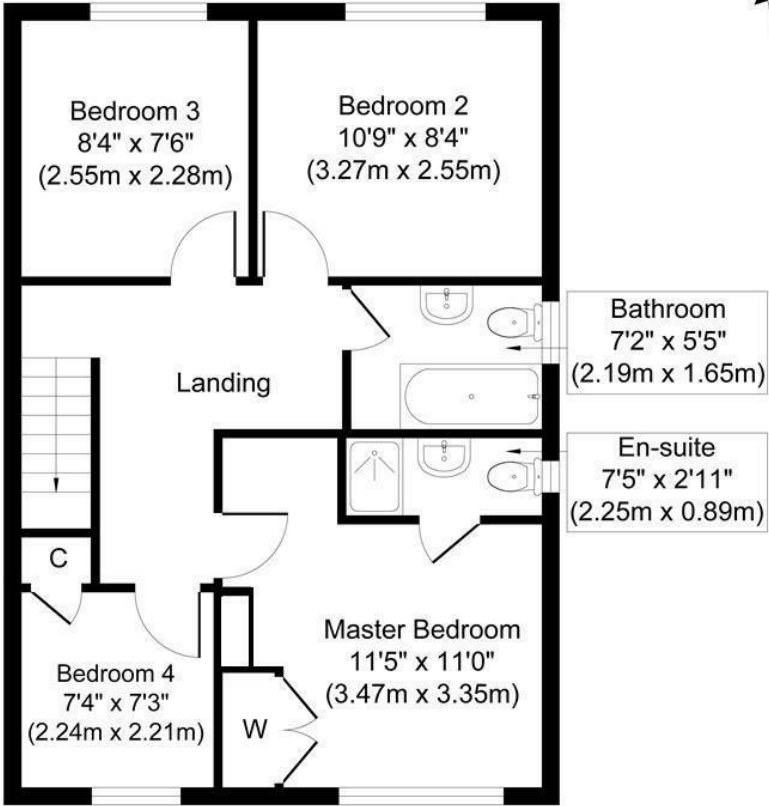
GOOLE - 01405 761199
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
773 sq. ft
(71.77 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
566 sq. ft
(52.62 sq. m)

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