

Park Row



Far Moss, Selby, YO8 8GG

Offers Over £300,000



**** DOUBLE-FRONTED FAMILY HOME ** GREAT FOR COMMUTERS ** OPEN-PLAN LIVING **** Situated within the popular Staynor Hall estate in Selby, this detached property briefly comprises: Hall, Open-plan Lounge Kitchen Diner, Utility Room, ground floor w.c., and Family Room. To the First Floor: four well proportioned bedrooms, one with an En-Suite and Family Bathroom. Externally, the property benefits from a garage and off-street parking to the side and enclosed South-facing garden to the rear. **VIEWING HIGHLY 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'.**



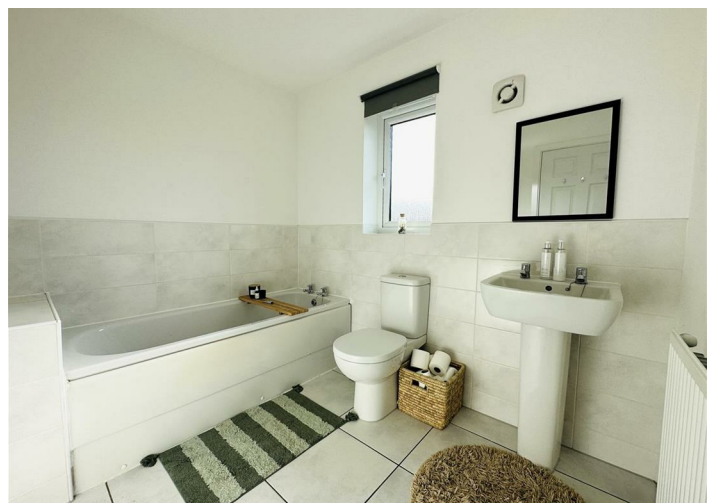
















PROPERTY SUMMARY

This stunning four-bedroom detached property is situated in the highly sought-after Staynor Hall development in Selby. The ground floor boasts an inviting entrance hall, an open-plan lounge, kitchen, and dining area, ideal for family living and entertaining, along with a convenient utility room, a ground floor w.c., and an additional family room. Upstairs, you'll find four well-proportioned bedrooms, with the master featuring an en-suite, as well as a family bathroom.

Externally, the front of the property is laid to lawn with a flagged patio walkway leading to the front door. To the side, there is off-street parking and a single garage with an up-and-over door. At the rear, a flagged patio area provides a perfect spot for outdoor dining, with a timber picket fence separating the predominantly lawned garden. This fantastic home is perfect for growing families and offers both style and practicality in a prime location.

GROUND FLOOR ACCOMMODATION

Hall

14'4" x 8'1" (4.37m x 2.47m)

Bedroom/Family Room

10'9" x 9'10" (3.28m x 3.00m)

Lounge/Dining/Kitchen

23'11" x 20'3" (7.30m x 6.19m)

Utility

6'9" x 5'2" (2.08m x 1.59m)

W.C

5'2" x 3'1" (1.60m x 0.94m)

FIRST FLOOR ACCOMMODATION

Bedroom One

11'6" x 10'11" (3.52m x 3.34m)

En-Suite

6'5" x 6'1" (1.97m x 1.86m)

Bedroom Two

11'6" x 10'11" (3.51m x 3.34m)

Bedroom Three

9'10" x 8'11" (3.00m x 2.74m)

Bedroom Four

8'2" x 7'9" (2.50m x 2.37m)

Bathroom

8'2" x 6'5" (2.51m x 1.97m)

EXTERIOR

Front

The front of the property is laid to lawn with a flagged patio walkway leading to the front door.

Side

To the side, there is off-street parking and a single garage with an up-and-over door.

Rear

At the rear there is a flagged patio area, with a timber picket fence separating the predominantly lawned area.

DIRECTIONS

From Selby Town centre take the A1041 Bawtry Road until reaching the Staynor Hall development on the left. Take the left turn into Cedar Road. Go straight ahead over the first two roundabouts until reaching Bracken Way. Carry the road right around leading onto Far Moss. The property can be identified by our Park Row Properties 'For Sale' board.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: 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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

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.

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.

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.

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

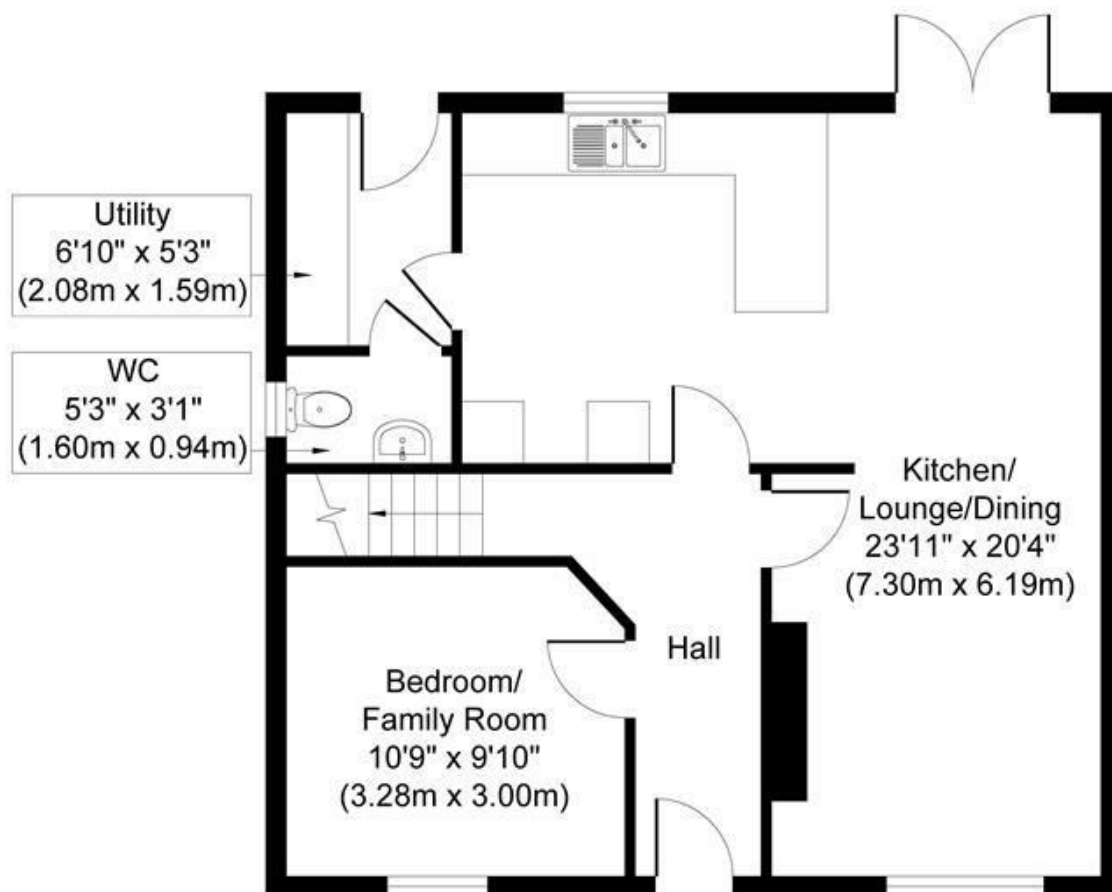
CASTLEFORD - 01977 558480

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.

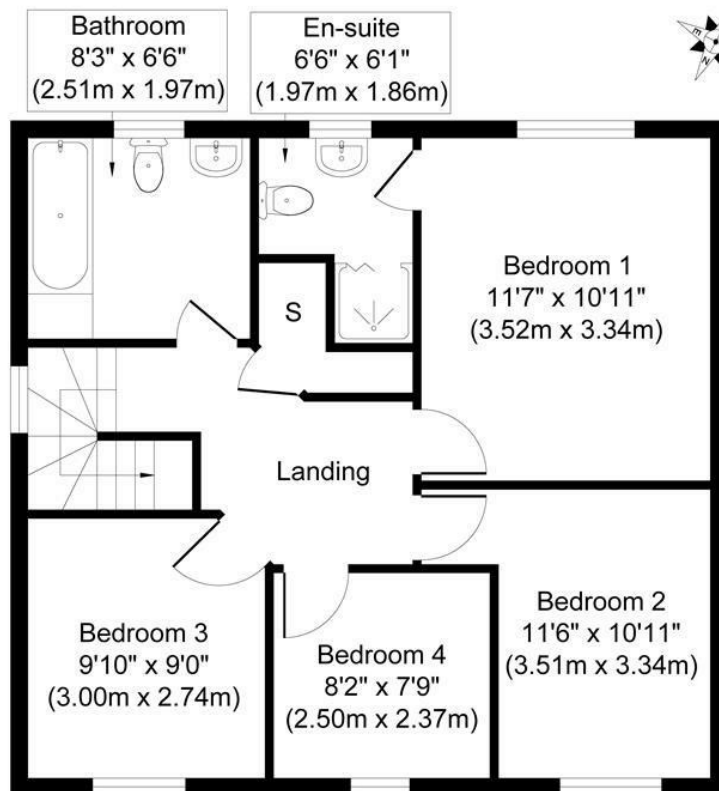




Ground Floor
Approximate Floor Area
628 sq. ft
(58.33 sq. m)

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
628 sq. ft
(58.33 sq. m)

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