

# Park Row



**Palm House Drive, Selby, YO8 8GJ**

**Offers Over £170,000**



**\*\* OPEN PLAN LIVING KITCHEN \*\* GREAT COMMUTER LINKS \*\*** This end terrace property briefly comprises: Entrance Hall, Kitchen Living area and Utility, whilst the first floor offers two bedrooms and bathroom. Externally, the property benefits from off-street parking and an enclosed South-facing 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 OPEN 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 with double glazed panels to the top sections leading into:

### Hall

5'2" x 5'1" (1.59m x 1.55m)



Central heating radiator and stairs to first floor landing with handrail. Door leading off into:

### Kitchen Living Area

22'0" x 12'2" (6.72m x 3.71m)



Range of white fronted base and wall units with brushed chrome handles. One and a half bowl stainless steel sink and drainer with mixer tap over, set into a wood block effect laminate work surface with matching upstand and white tiled splashback. Integrated appliances include: electric oven, brushed steel four ring gas hob and electric extractor fan. Plumbing for dishwasher and wood effect flooring.



The room flows through into the living section. UPVC double glazed double patio doors to the rear elevation. Two central heating radiators, television and telephone point. Door leading off into utility room with plumbing for washing machine.



## FIRST FLOOR ACCOMMODATION

### Landing

Loft access and doors leading off.

### Bedroom One

12'1" x 7'9" (3.69m x 2.37m)



Overstairs shelving unit. Twin uPVC double glazed windows to the front elevation. Central heating radiator.

### Bedroom Two

12'2" x 7'8" (3.72m x 2.36m)

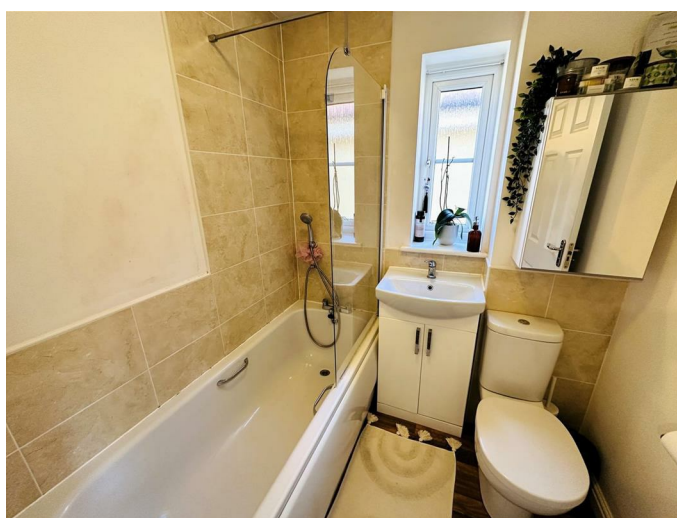


UPVC double glazed window to the rear elevation and central heating radiator.



### Bathroom

5'11" x 5'6" (1.82m x 1.69m)



Comprising white panelled bath with chrome taps and further shower attachment. Shower area tiled to ceiling height and the remaining tiled to mid-height. White low flush w.c, white wash hand basin set into a white vanity unit providing storage space. UPVC double glazed frosted panel to the side elevation, central heating radiator, extractor fan and wood effect flooring.

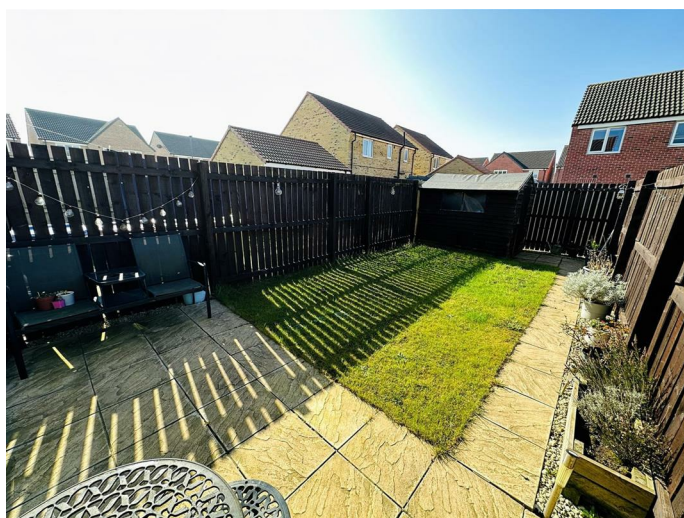
### EXTERIOR

## Front



Storm porch. Flagged pathway running along the front of the property. The main garden is laid to lawn with herbaceous borders. Outside tap. Tarmac off street parking. The pathway continues along the side of the property to timber pedestrian access gate which gives access to:

## Rear



Flagged patio area with retractable canopy. The garden is laid to lawn with a flagged pathway. The garden is enclosed by timber fence and posts.



## 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 Palm House Drive. The property can be 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.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: B

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.

## 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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

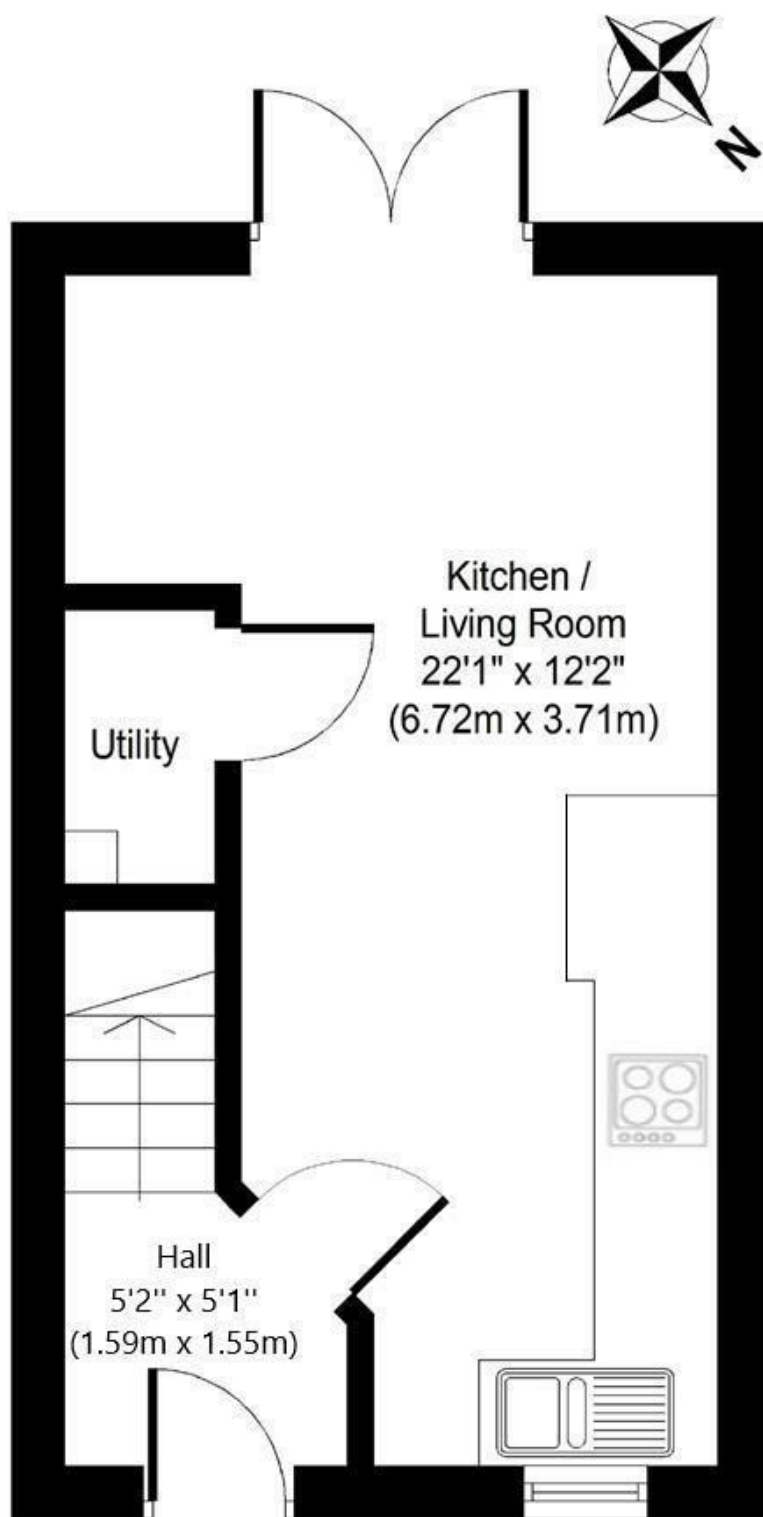
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## VIEWINGS

Strictly by appointment with the sole agents.

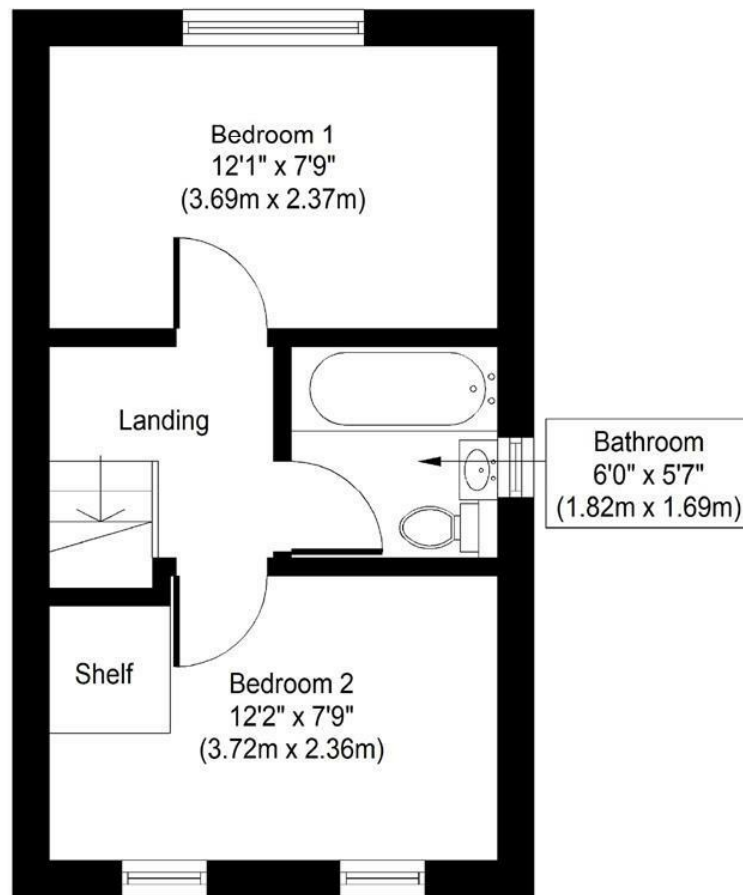
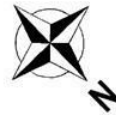
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.





**Ground Floor**  
**Approximate Floor Area**  
**269 Sq. ft.**  
**(25.0 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. 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**  
**269 Sq. ft.**  
**(25.0 Sq. m.)**

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