Park Rôw



Flaxley Road, Selby, YO8 3RJ

Offers Over £80,000









** GATED COMMUNITY ** CLOSE TO AMENITIES ** Situated in Selby, on a protected residential park, this Park Home briefly comprises: Conservatory, Hall, Lounge, Kitchen, Dining Room, two bedrooms and Bathroom. Externally, the property benefits from allocated parking and patio area. VIEWING IS 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

Located on the Greenacres Mobile Home Park in Selby, this well-presented two-bedroom park home offers comfortable and secure living in a gated residential community. The property features a spacious lounge, separate dining room, and a modern kitchen, providing a well-balanced layout for relaxed living. A bright conservatory adds additional space to enjoy throughout the year, while the hallway leads to two well-proportioned bedrooms and a bathroom. Externally, the home benefits from a patio area, lawned garden, and a dedicated parking space. Conveniently located close to local amenities, this property is ideal for those seeking a peaceful yet accessible location.

GROUND FLOOR ACCOMMODATION

Conservatory

6'1" x 6'0" (1.86m x 1.84m)

Hall

Lounge

15'3" x 10'8" (4.66m x 3.27m)

Dining Room

8'6" x 8'0" (2.60m x 2.44m)

Breakfast Kitchen

13'0" x 9'6" (3.98m x 2.91m)

Bedroom One

12'0" x 9'6" (3.68m x 2.90m)

Bedroom Two

9'6" x 8'9" (2.90m x 2.68m)

EXTERIOR

Off street parking enclosed garden and patio area.

DIRECTIONS

From our Selby office, continue on Finkle Street which becomes Micklegate. Turn left onto the B1223 Water Lane and follow the road before proceeding straight over the mini roundabout on Flaxley Road. Proceed down the road for approximately 1.5 Miles and the Greenacres complex can be found on on the left hand side.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains, metred

Heating: Oil Sewerage: Mains Water: Mains

Broadband: Ultrafast Mobile: Some 5G coverage

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: Leasehold

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.

HEATING & 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.

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

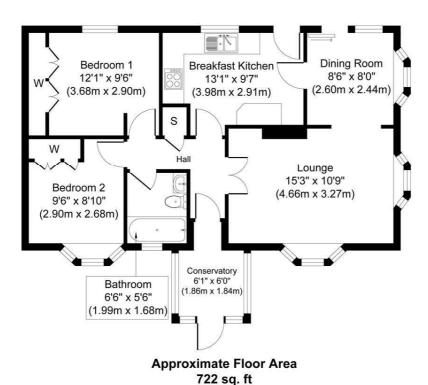
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

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











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 tende as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | www.houseviz.com

(67.09 sq. m)

T 01757 241124

W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS selby@parkrow.co.uk