

Park Row



The Haven, Selby, YO8 8BJ

Offers Over £200,000



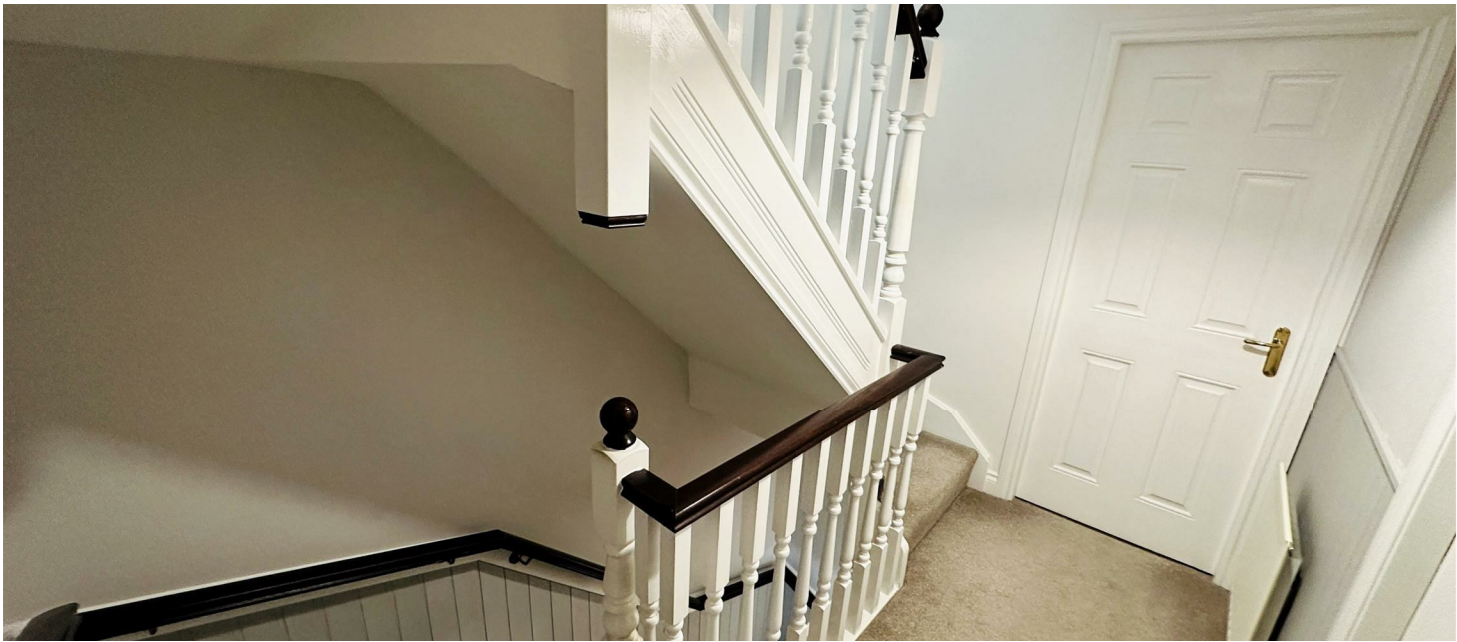
**** CLOSE TO COMMUTER LINKS ** LOW MAINTENANCE GARDEN **** Situated in the town of Selby, this four bedroom semi-detached property briefly comprises: Hall, Ground Floor W.C., Kitchen Diner, Lounge and a bedroom with en-suite. To the First Floor, two double bedrooms and a family bathroom whilst the Second Floor offers the largest bedroom with a dressing room and en-suite. Externally, the property benefits from off-street parking for multiple vehicles and a South-Facing enclosed rear garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



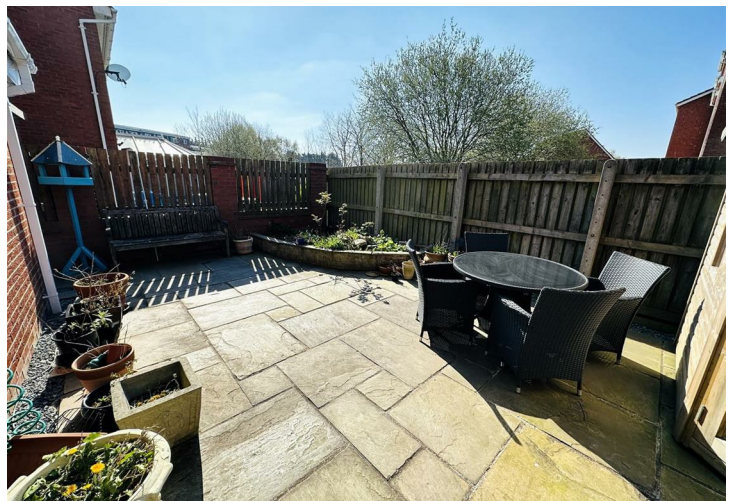












PROPERTY SUMMARY

Situated in the popular market town of Selby, this well-presented four-bedroom family home offers versatile living across three floors. The ground floor comprises an entrance hall, convenient ground floor W.C., an open-plan kitchen diner, comfortable lounge, and a fourth bedroom complete with en-suite - ideal for guests or multi-generational living. To the first floor, you will find two generously sized bedrooms and a family bathroom, while the second floor boasts an impressive master suite, featuring a private dressing room and further en-suite shower room. Externally, the property benefits from off-street parking for multiple vehicles, a decorative stone front garden, and a flagged patio walkway. To the rear, a fully enclosed, south-facing garden offers a private and low-maintenance outdoor space, laid with patio — perfect for relaxing or entertaining.

GROUND FLOOR ACCOMMODATION

Hall

13'10" x 3'6" (4.22m x 1.09m)

Ground Floor W.C.

6'1" x 3'0" (1.87m x 0.92m)

Kitchen Diner

15'6" x 12'3" (4.74m x 3.74m)

Lounge

16'9" x 13'3" (5.13m x 4.05m)

Bedroom Four

11'0" x 8'1" (3.37m x 2.48m)

En-Suite

8'0" x 4'5" (2.46m x 1.36m)

FIRST FLOOR ACCOMMODATION

Bedroom Two

13'4" x 11'7" (4.07m x 3.55m)

Bedroom Three

13'3" x 10'7" (4.06m x 3.25m)

Bathroom

6'3" x 6'3" (1.93m x 1.92m)

SECOND FLOOR ACCOMMODATION

Bedroom One

14'6" x 13'4" (4.42m x 4.07m)

Dressing Room

10'7" x 6'4" (3.23m x 1.94m)

En-Suite

6'8" x 6'7" (2.04m x 2.01m)

EXTERIOR

Front

Off-street parking for multiple vehicles with decorative stone front garden and flagged patio walkway.

Rear

Low maintenance fully enclosed South-Facing garden, fully flagged patio.

DIRECTIONS

Leaving our Selby branch, travel North and turn right onto Water Lane/ B1223. Continue forward onto Ousegate, past the traffic lights. Take the third right onto The Haven, where the property can be clearly identified by our Park Row Properties 'For Sale' board.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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: 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.

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

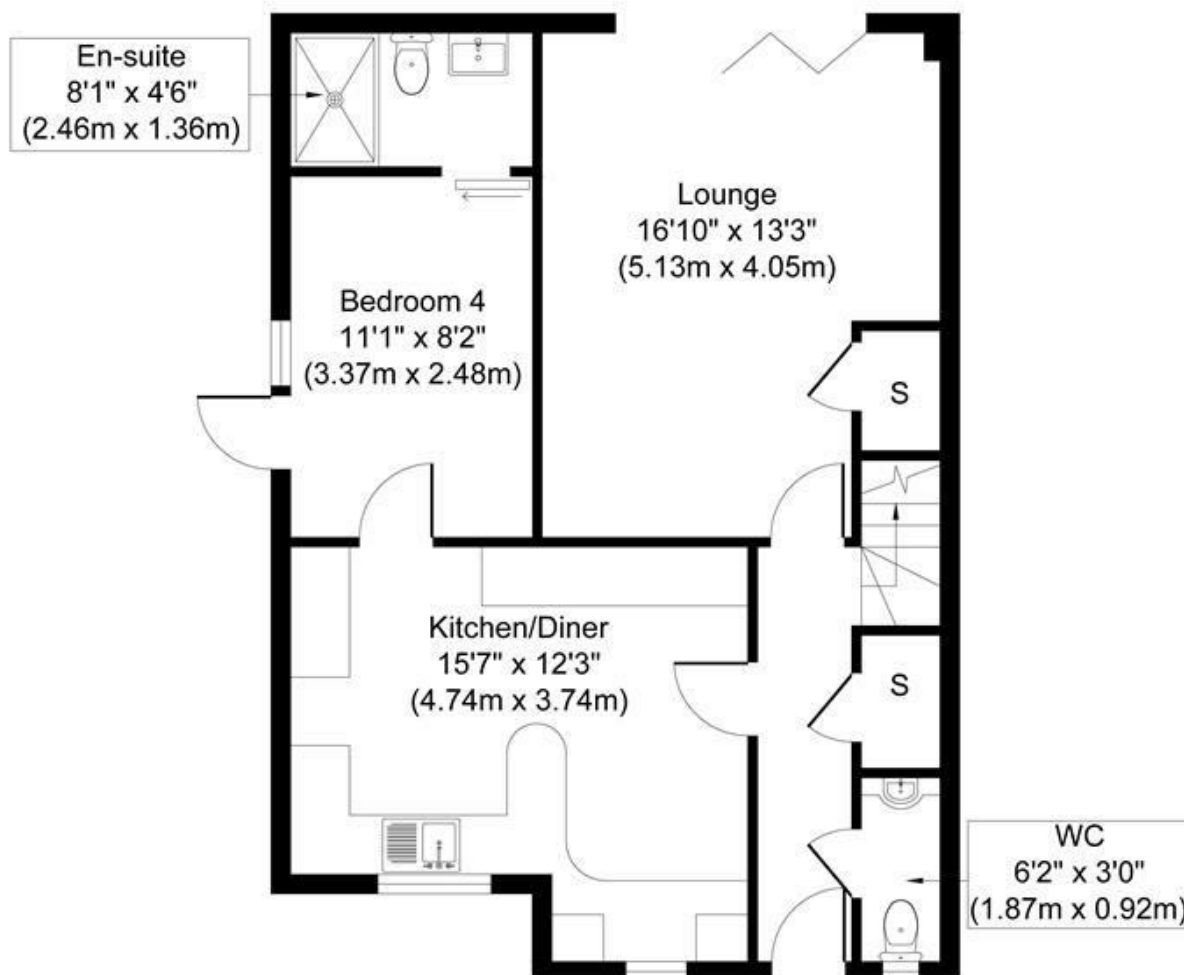
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

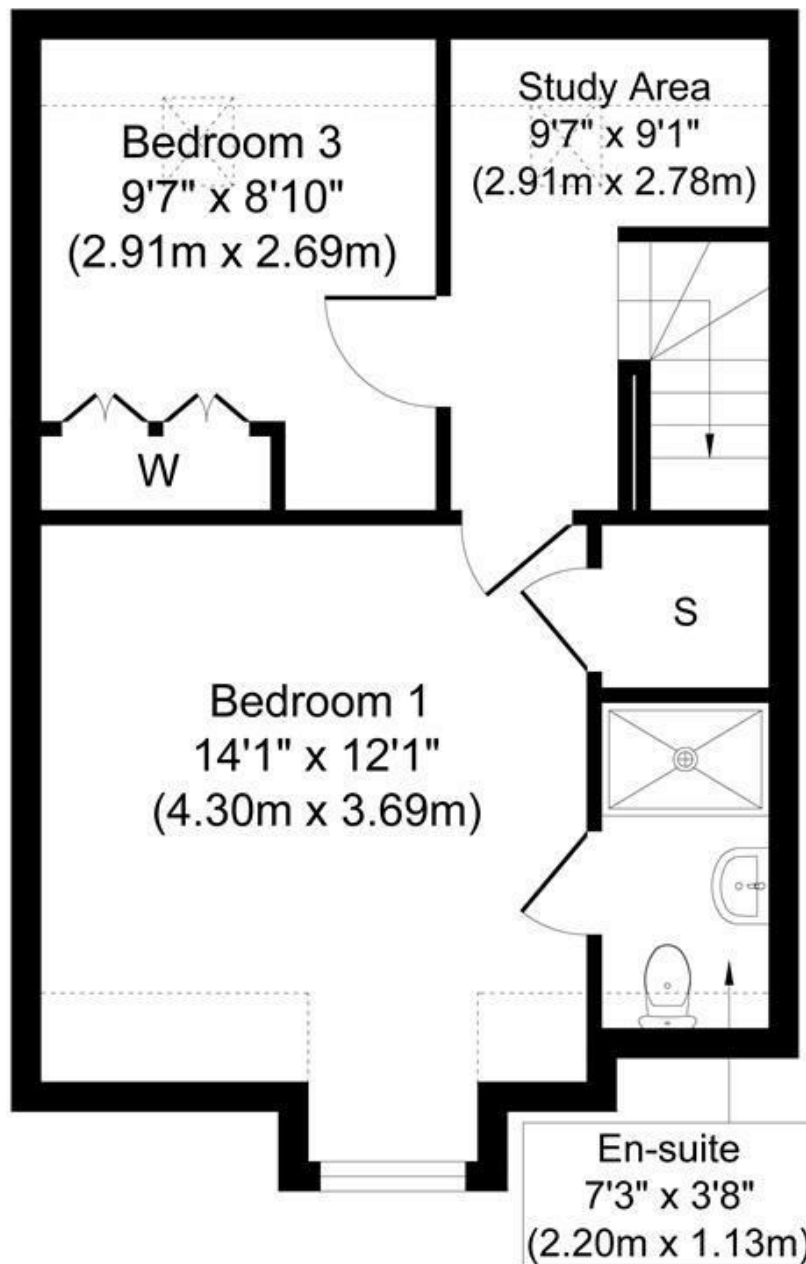




Ground Floor
Approximate Floor Area
647 sq. ft
(60.10 sq. m)

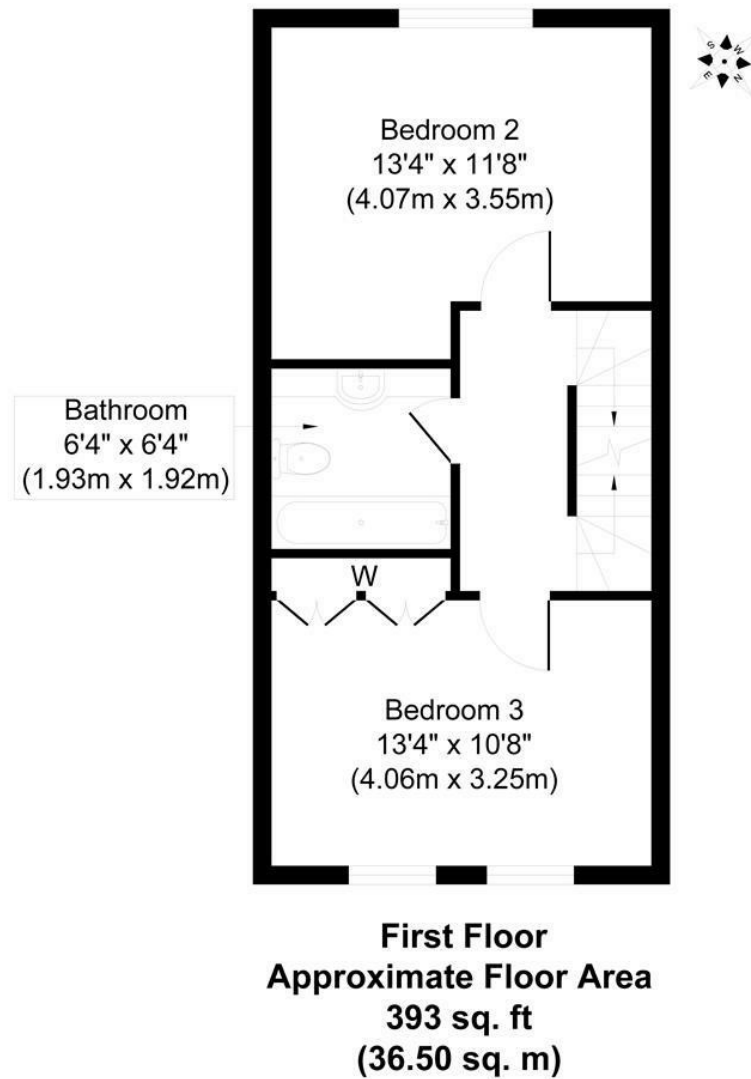
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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Second Floor
Approximate Floor Area
375 sq. ft
(34.83 sq. m)

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