

Park Row



Danescroft, Selby, YO8 9XE

£280,000



****OFF STREET PARKING**CONSERVATORY**** Situated in Selby, this detached home briefly comprises: Hall, Lounge, Kitchen, Dining Room, Conservatory, four bedrooms and Bathroom. Externally the property benefits from off street parking, garage and garden to rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF 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

Situated in a popular residential area of Selby, this well-presented detached family home offers spacious and versatile accommodation across two floors. The property opens into a welcoming hallway, with access to a convenient ground floor toilet. The modern kitchen provides ample storage and workspace, while the spacious lounge diner offers the perfect setting for family living and entertaining. A bright and airy conservatory to the rear adds extra living space and opens out to the garden. Upstairs, you'll find four bedrooms, ideal for families or those needing home office space, along with a family bathroom. To the rear, an enclosed garden provides a safe and private outdoor area, perfect for children or summer gatherings. The property also benefits from a front garden and off-street parking as well as a garage, enhancing its practicality and appeal.

GROUND FLOOR ACCOMMODATION

Hall

14'7" x 5'8" (4.46m x 1.74m)

Kitchen

13'8" x 6'5" (4.17m x 1.97m)

Lounge Diner

21'5" x 12'7" (6.53m x 3.86m)

Conservatory

10'2" x 8'2" (3.11m x 2.50m)

Ground Floor w.c

4'9" x 2'7" (1.45m x 0.80m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'2" x 12'5" (4.02m x 3.80m)

Bedroom Two

10'0" x 9'4" (3.06m x 2.85m)

Bedroom Three

10'2" x 8'0" (3.10m x 2.44m)

Bedroom Four

8'9" x 7'6" (2.68m x 2.31m)

Bathroom

7'4" x 5'1" (2.25m x 1.57m)

EXTERIOR

Front

Rear

DIRECTIONS

From Selby, follow the A19 towards Brayton. Next, take a left onto Baffam Lane and left again onto Baffam Gardens. Finally, take a right onto Danescroft where the property can clearly be identified by our Park Row Properties 'For Sale' board.

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.

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.


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.

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.

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.

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

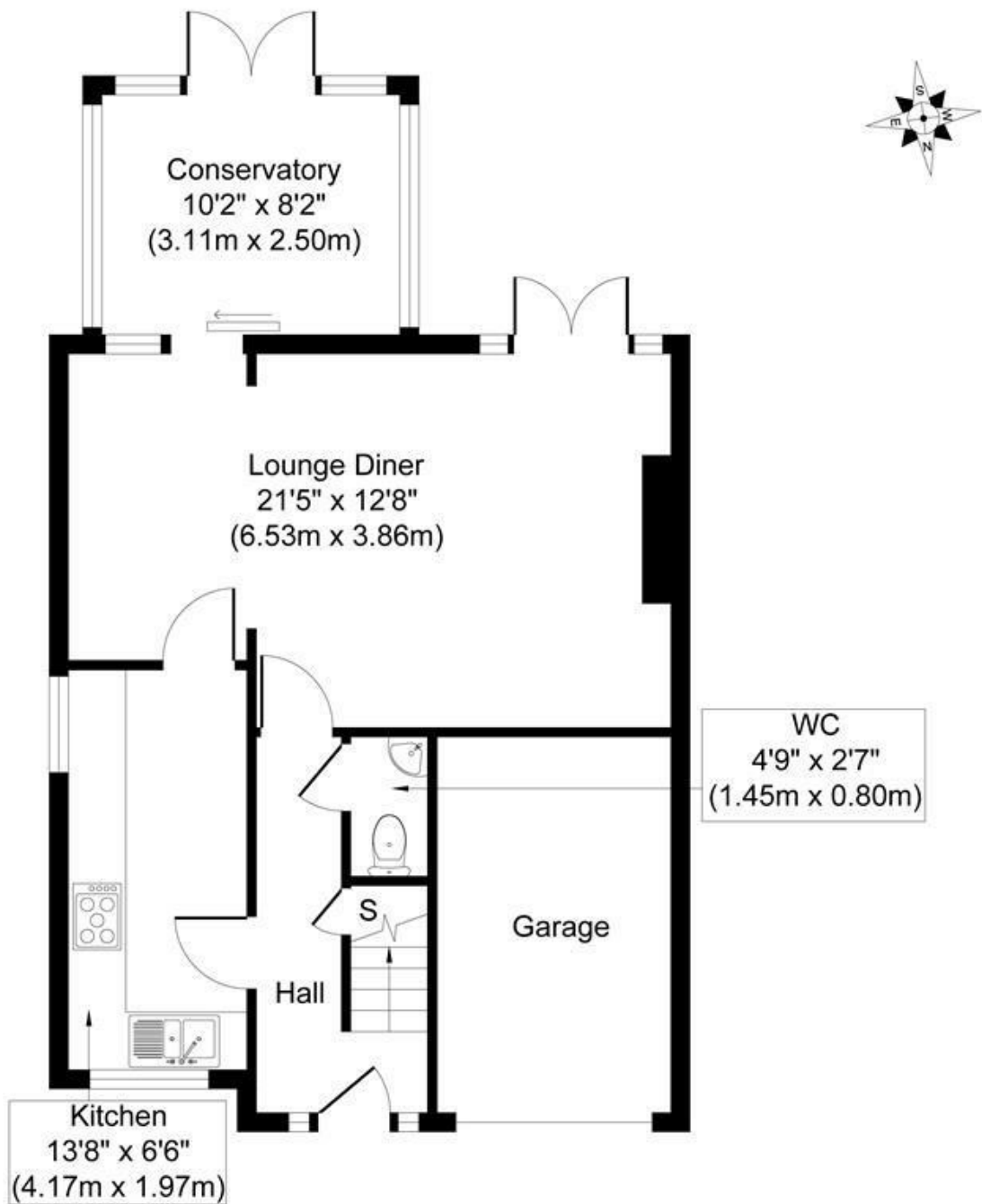
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

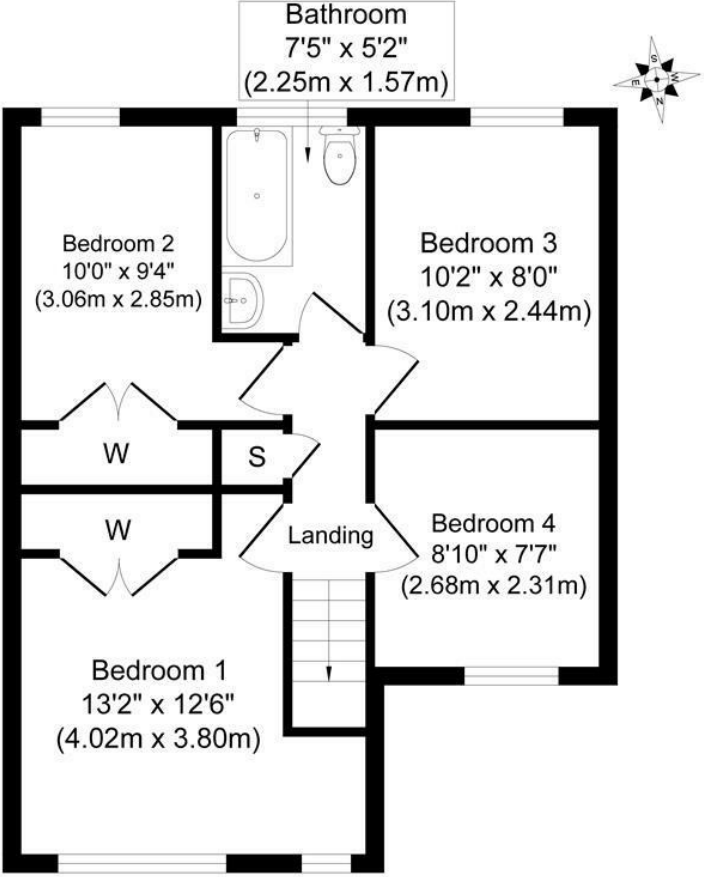




Ground Floor
Approximate Floor Area
617 sq. ft
(57.33 sq. m)

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
480 sq. ft
(44.63 sq. m)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Planned	Current	Planned
<p>Very energy efficient - lower running costs</p> <p> A (91-100) B (81-90) C (61-80) D (51-60) E (31-50) F (21-30) G (1-20) </p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p> A (100-120) B (80-99) C (60-79) D (40-59) E (20-39) F (10-19) G (0-9) </p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive since 2022/91/EC</p>		<p>England & Wales</p> <p>EU Directive since 2022/91/EC</p>	