

# Park Row



**Carentan Close, Selby, YO8 4YJ**

**Offers Over £80,000**



**\*\* FIRST FLOOR APARTMENT \*\* NO UPWARD CHAIN \*\*** Situated in Selby, this First Floor apartment briefly comprises: Entrance Hall, Lounge, Kitchen Diner, two bedrooms and Bathroom. The property also benefits from having communal gardens. **VIEWING IS HIGHLY RECOMMENDED. RING 7 DAYS A WEEK TO BOOK YOUR VIEWING!**











## GROUND FLOOR ACCOMMODATION

### Entrance

UPVC door with top section having double glazed frosted panel to the front elevation, leading into:

### Entrance Hall

7'11" x 5'1" (2.43m x 1.55m)

Storage cupboard and stairs leading to First Floor Accommodation with balustrade and handrail.

### Hall

Loft access and doors leading off.

### Lounge

13'8" x 11'0" (4.18m x 3.37m)

UPVC double glazed window to the rear elevation, central heating radiator, television point and door into:

### Kitchen Diner

11'1" x 7'1" (3.40m x 2.17m)

Range of wood grain effect base and wall units with brushed chrome T-bar handles. Single bowl stainless steel sink and drainer with mixer tap over set into granite effect laminate work surface with brick tile splashback. Integrated appliances include; brushed steel electric oven and four ring electric hob with brushed steel electric extractor fan benefiting from downlighting. Plumbing for washing machine, uPVC double glazed window to rear elevation and 'I-MINI C24' central heating boiler.

### Bedroom One

12'4" x 11'0" (3.77m x 3.37m)

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

### Bedroom Two

9'1" x 7'9" (2.77m x 2.38m)

UPVC double glazed window, central heating radiator and storage cupboard.

### Bathroom

7'5" x 6'2" (2.28m x 1.89m)

White panel bath with chrome taps over and further chrome shower over with chrome trimmed shower screen. The room is tiled to ceiling height around the bath. White low flush w.c with chrome fittings and white pedestal wash basin with chrome taps over. Central heating radiator, extractor fan and wood effect flooring.

## EXTERIOR

### Front

To the front of the property is a storm porch, bin store, flagged pathway leading away from the property and communal lawned garden.

## DIRECTIONS

From our Selby office turn left and head towards Gowthorpe. Turn right onto Gowthorpe and turn right at the traffic lights onto Scott Road. Continue forward at the first roundabout and take the first exit at the second roundabout. Follow the road and turn right onto Charles Street and then left onto Carentan Close. The property will be clearly marked by a Park Row 'For Sale' sign.

## TENURE: Leasehold

Ground Rent: £10 per Annum

Buildings Insurance: £52.05 per Annum

Lease Term: 93 years remaining

## LOCAL AUTHORITY: North Yorkshire Council

Tax Band: A

## MOBILE, TV AND BROADBAND COVERAGE

Mobile Coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

11 Mbps

Superfast

76 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability:

BT

Sky

## WATER, GAS AND ELECTRIC

## 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

Please note: The Local Authority, Tax Banding and Tenure 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

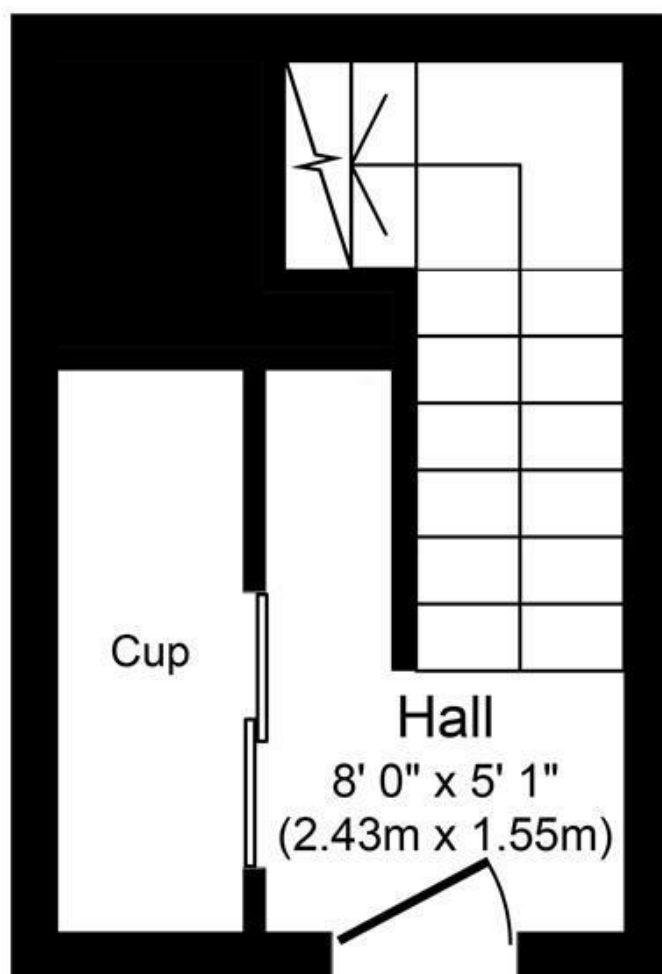
CASTLEFORD - 01977 558480

## 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.



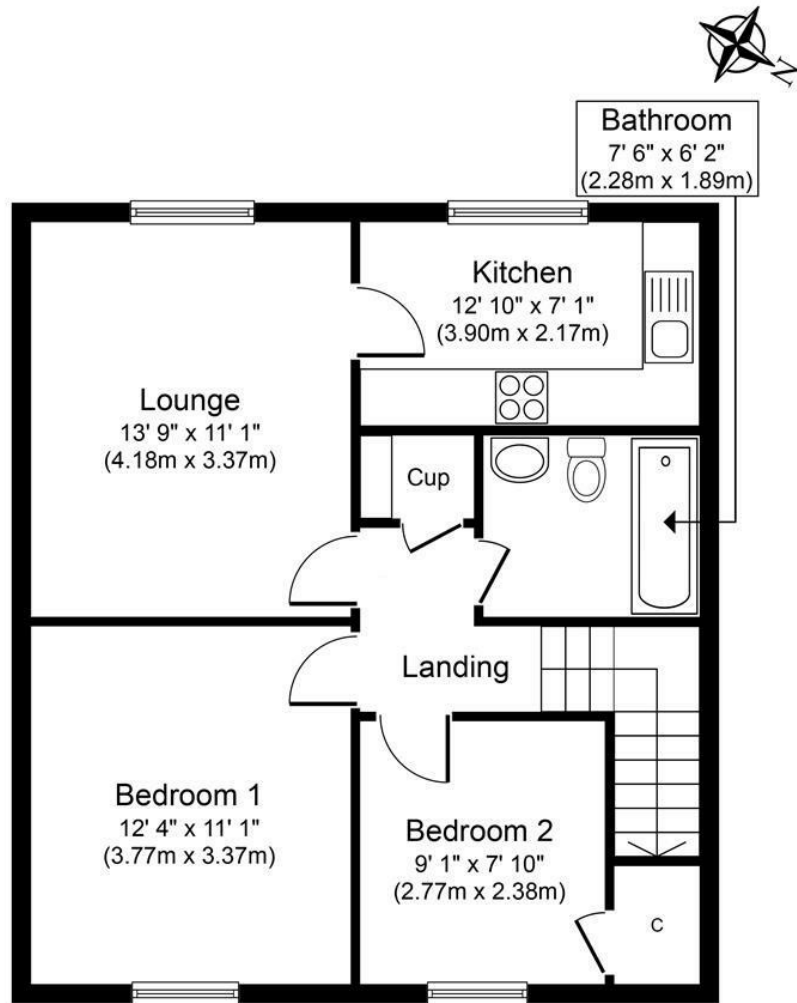


**Ground Floor**  
**Approximate Floor Area**  
**99 sq. ft.**  
**(9.2 sq. m.)**

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**  
**611 sq. ft.**  
**(56.8 sq. m.)**

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