

# Park Row



**Abbots Court, Selby, YO8 8BF**

**Offers Over £270,000**

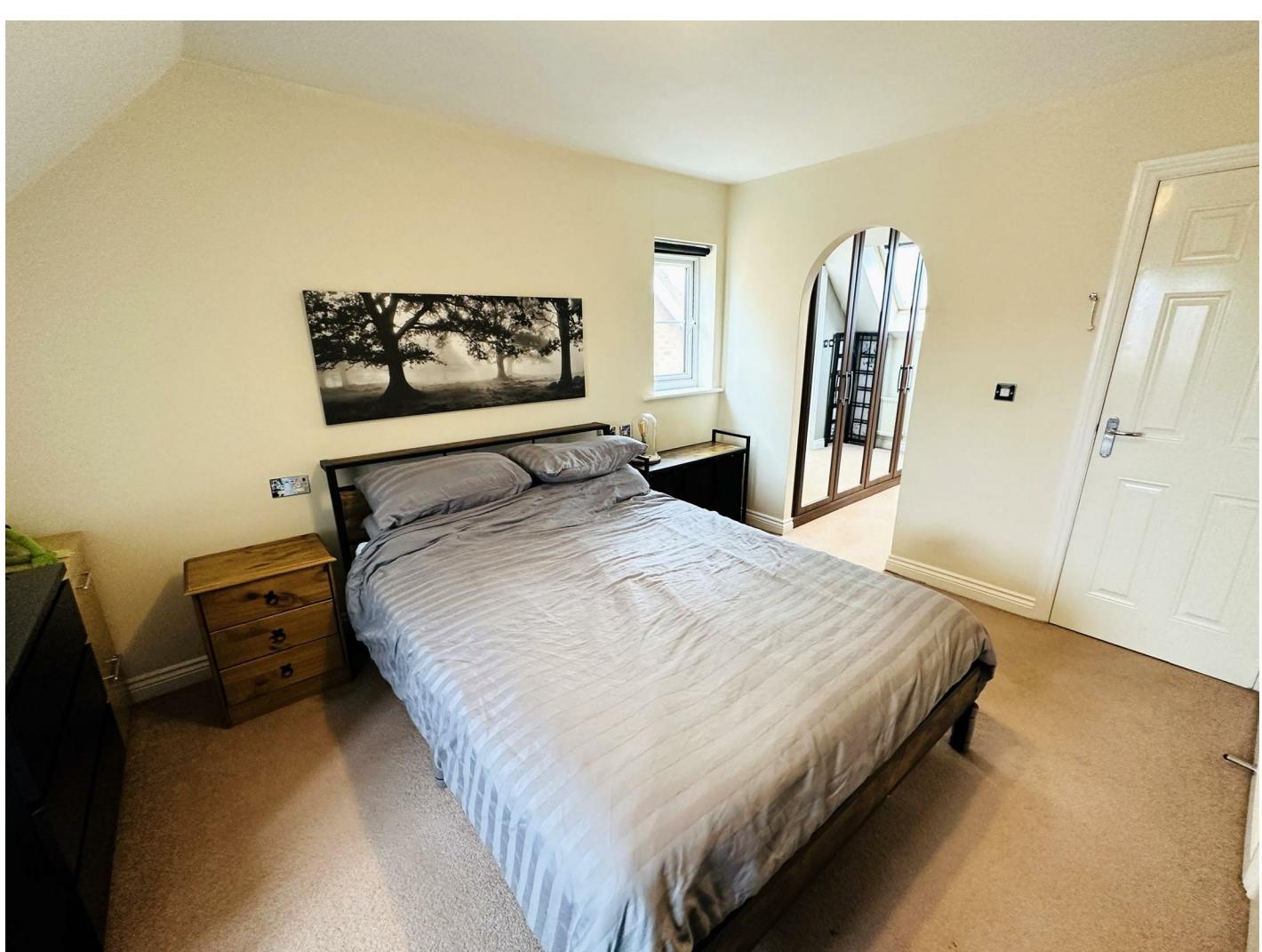


**\*\* DESIRABLE DEVELOPMENT \*\* CLOSE TO LOCAL AMENITIES \*\*** Situated on the Staynor Hall estate, this three-bedroom semi-detached townhouse briefly comprises: Hall, Ground Floor w.c., Kitchen, Lounge Diner, Conservatory. To the First Floor, two bedroom and Bathroom, with further Bedroom, Dressing Room and En-suite to the Second Floor. Externally, the property benefits from off-street parking with a single garage to the front and enclosed rear garden. **VIEWING 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 OVERVIEW

Situated on the popular Staynor Hall estate, this well-presented three-bedroom semi-detached townhouse offers spacious and versatile living across three floors. The ground floor features a modern kitchen, a generous lounge/diner, and a bright conservatory which opens out onto the fully enclosed rear garden – ideal for entertaining and family living. To the first floor are two well-proportioned bedrooms and a contemporary family bathroom. The impressive second floor is dedicated to the main bedroom, complete with its own dressing room and en-suite shower room, providing a private retreat. Externally, the property benefits from decorative stone front garden with a flagged patio walkway leading to the entrance. To the side, there is off-street parking and a single garage. The rear garden is predominantly laid to lawn, complemented by a flagged patio area – perfect for outdoor dining and relaxation. This property offers an excellent opportunity for families and professionals alike in a sought-after residential location.

## GROUND FLOOR ACCOMMODATION

### Hall

13'6" x 3'6" (4.12m x 1.08m)

### Ground Floor w.c.

5'10" x 2'9" (1.80m x 0.85m)

### Kitchen

12'9" x 6'3" (3.90m x 1.91m)

### Lounge Diner

16'11" x 13'3" (5.16m x 4.05m)

### Conservatory

12'2" x 10'2" (3.73m x 3.12m)

## FIRST FLOOR ACCOMMODATION

### Bedroom Two

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

### Bedroom Three

13'3" x 11'0" (4.06m x 3.37m)

### Bathroom

6'4" x 6'3" (1.94m x 1.91m)

## SECOND FLOOR ACCOMMODATION

### Bedroom One

15'0" x 13'4" (4.59m x 4.08m)

### En-Suite

6'11" x 6'8" (2.12m x 2.04m)

## EXTERIOR

### Front

Decorative stone with flagged patio walkway.

### Rear

Enclosed rear garden predominantly laid-to-lawn with flagged patio area.

## DIRECTIONS

Leave Selby on the A1041 Bawtry Road. Continue straight ahead at the roundabout and the the first left onto Hawthorne Road. Take the 1st left onto Abbots Court where the property can clearly be 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: Gas Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G

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:

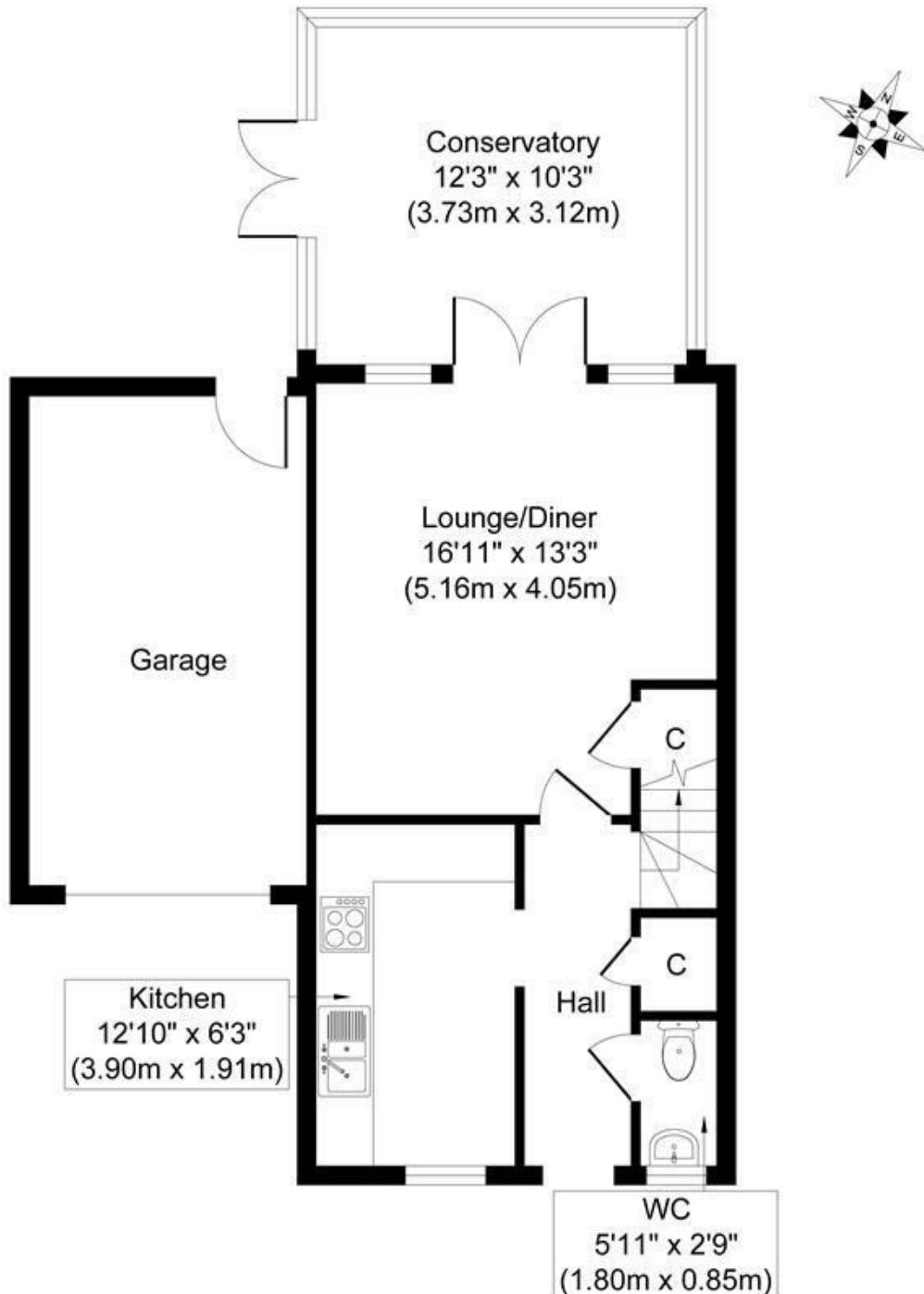
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**691 sq. ft**  
**(64.23 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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Bathroom  
6'4" x 6'3"  
(1.94m x 1.91m)



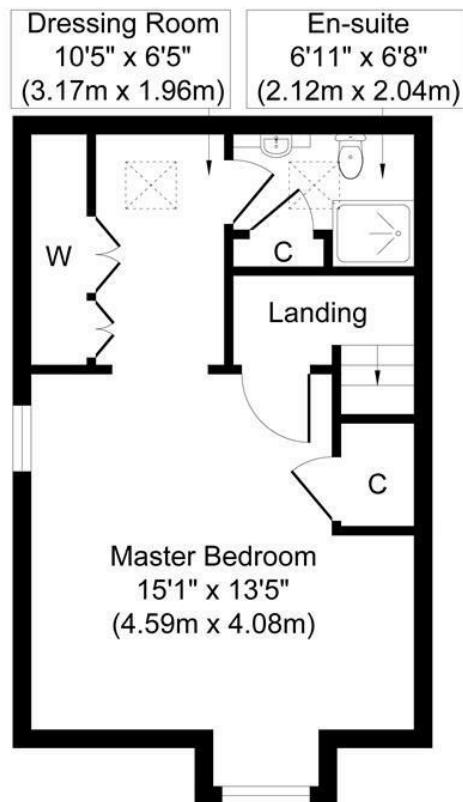
Bedroom 2  
13'4" x 11'8"  
(4.07m x 3.55m)

Landing

Bedroom 3  
13'4" x 11'1"  
(4.06m x 3.37m)

**First Floor**  
**Approximate Floor Area**  
**370 sq. ft**  
**(34.36 sq. m)**

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**Second Floor**  
**Approximate Floor Area**  
**302 sq. ft**  
**(28.07 sq. m)**

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**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

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 selby@parkrow.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	88	
(81-91)	B	76	
(69-80)	C		
(58-68)	D		
(47-57)	E		
(36-46)	F		
(25-35)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		
(47-57)	E		
(36-46)	F		
(25-35)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	