

Park Row



Doncaster Road, Selby, YO8 9BT

£140,000



**** CLOSE TO BUS ROUTES ** SOUGHT AFTER LOCATION **** Situated within walking distance to the town centre of Selby, this Ground Floor apartment briefly comprises: Hall, Living Room, Kitchen, two bedrooms and Shower Room. Externally, the property benefits from an allocated parking space. **VIEWING IS 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

Ideally located on Doncaster Road, just a short walk from Selby town centre, this attractive ground floor apartment offers well-proportioned accommodation throughout, perfect for first-time buyers, downsizers, or investors alike. Upon entering the property, you're welcomed into a hallway that provides access to all principal rooms. The spacious lounge offers a comfortable and inviting space for relaxation and entertaining, with ample natural light enhancing the room's airy feel. The separate kitchen is well-equipped with a range of fitted units, providing plenty of storage and workspace, and is ideally laid out for everyday cooking and meal preparation. There are two generously sized double bedrooms, both of which offer flexible space for freestanding furniture and could easily accommodate a home office area if needed. A modern shower room completes the interior, featuring a walk-in shower, wash basin and WC, all finished to a contemporary standard. Externally, the property benefits from an allocated parking space and access to a well-maintained communal garden, perfect for enjoying some outdoor time without the upkeep. This well-located and spacious apartment is not to be missed—early viewing is highly recommended.

GROUND FLOOR ACCOMMODATION

Hall

Lounge

14'0" x 13'10" (4.27m x 4.24m)

Kitchen

9'10" x 4'11" (3.01m x 1.50m)

Bedroom One

15'3" x 8'2" (4.66m x 2.51m)

Bedroom Two

13'1" x 9'8" (4.00m x 2.95m)

Shower Room

DIRECTIONS

From Selby Town centre, take the A19 Doncaster Rd. Cross over the level crossing and continue along Doncaster Rd. The property is located on the left hand side after Westbourne Road.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Leasehold

Local Authority: North Yorkshire Council

Tax Banding: B

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: 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.

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 Practices) 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

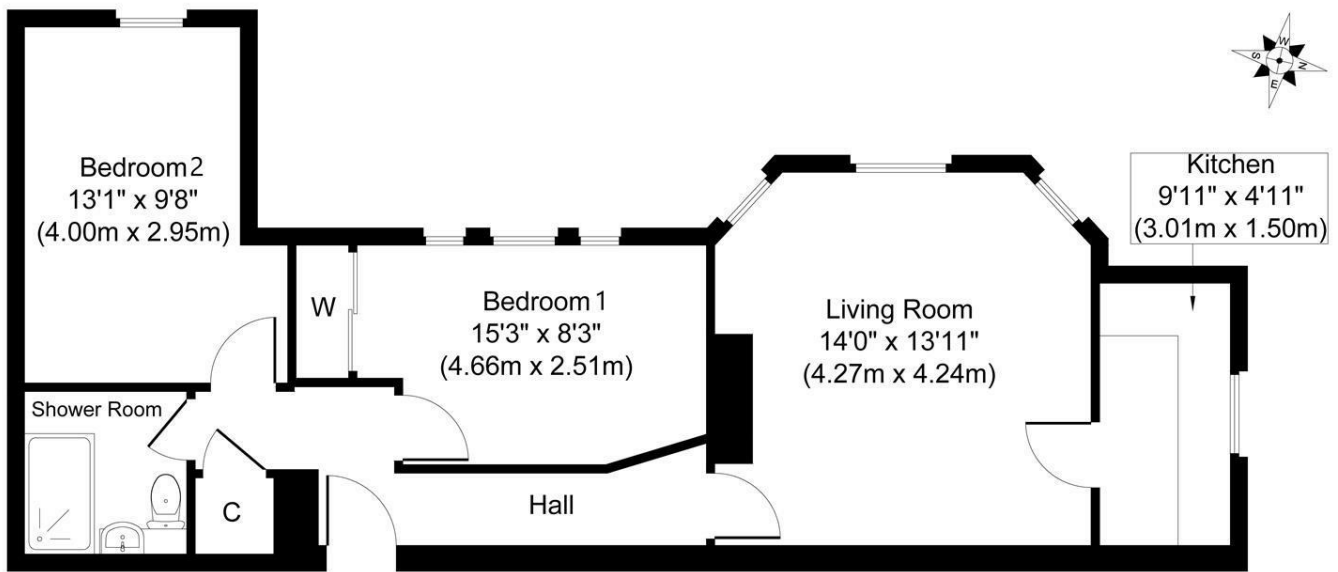
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





Approximate Floor Area
645 sq. ft
(60.00 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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