

Park Row



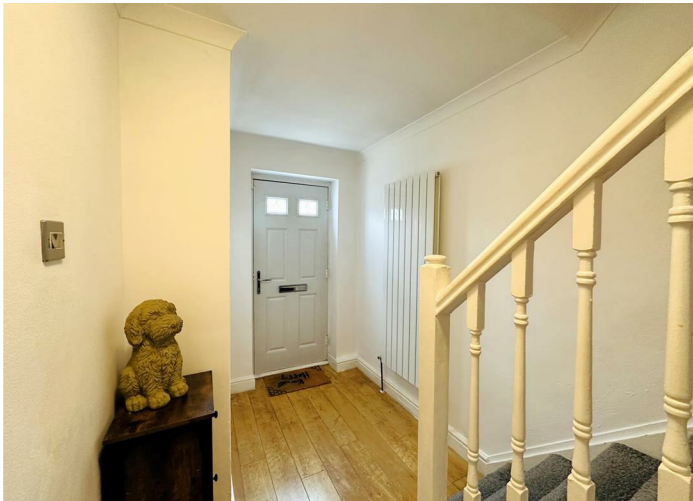
Danescroft, Selby, YO8 9BA

£260,000



****EXTENDED PROPERTY**EN SUITE**** Situated in Selby, this detached home briefly comprises: Hall, Lounge, Kitchen Diner, Conservatory, Utility and Shower Room. To the first floor are three bedrooms, an En Suite and a 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 sought-after residential area of Selby, this well-presented detached family home offers generous living space both inside and out. The ground floor comprises a welcoming entrance hall, a bright and spacious lounge, and a kitchen diner perfect for family meals and entertaining. A conservatory to the rear provides a relaxing space with views of the garden, while a utility room and a convenient shower room add practical touches to daily living. Upstairs, the property features three well-proportioned bedrooms, including an ensuite to one of the bedrooms, and a stylish family bathroom.

Externally, the home benefits from off-street parking and a single garage to the front. To the rear, an enclosed garden offers a safe and private outdoor space ideal for children, pets, or entertaining.

This versatile and well-maintained home is ideally suited to families or those seeking extra space in a peaceful location with easy access to Selby's amenities and transport links.

Ground Floor Accommodation

Hall

Lounge

14'1" x 12'1" maximum (4.31m x 3.69m maximum)

Kitchen Diner

25'5" x 7'8" maximum (7.75m x 2.34m maximum)

Conservatory

9'8" x 9'8" (2.97m x 2.95m)

Utility Room

10'7" x 5'11" maximum (3.24m x 1.81m maximum)

Shower Room

7'1" x 3'11" (2.17m x 1.20m)

FIRST FLOOR

Landing

Bedroom One

13'0" x 12'8" (3.98m x 3.87m)

Bedroom Two

19'8" x 7'1" (6.01m x 2.16m)

En-Suite

7'5" x 5'1" (2.27m x 1.57m)

Bedroom Three

12'1" x 7'9" maximum (3.69m x 2.38m maximum)

Bathroom

7'4" x 5'2" (2.26m x 1.58m)

EXTERIOR

Front

Gravel driveway with ample off street parking.

Rear

Paved patio area with laid to lawn at the 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: Gas 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.

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.

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.

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

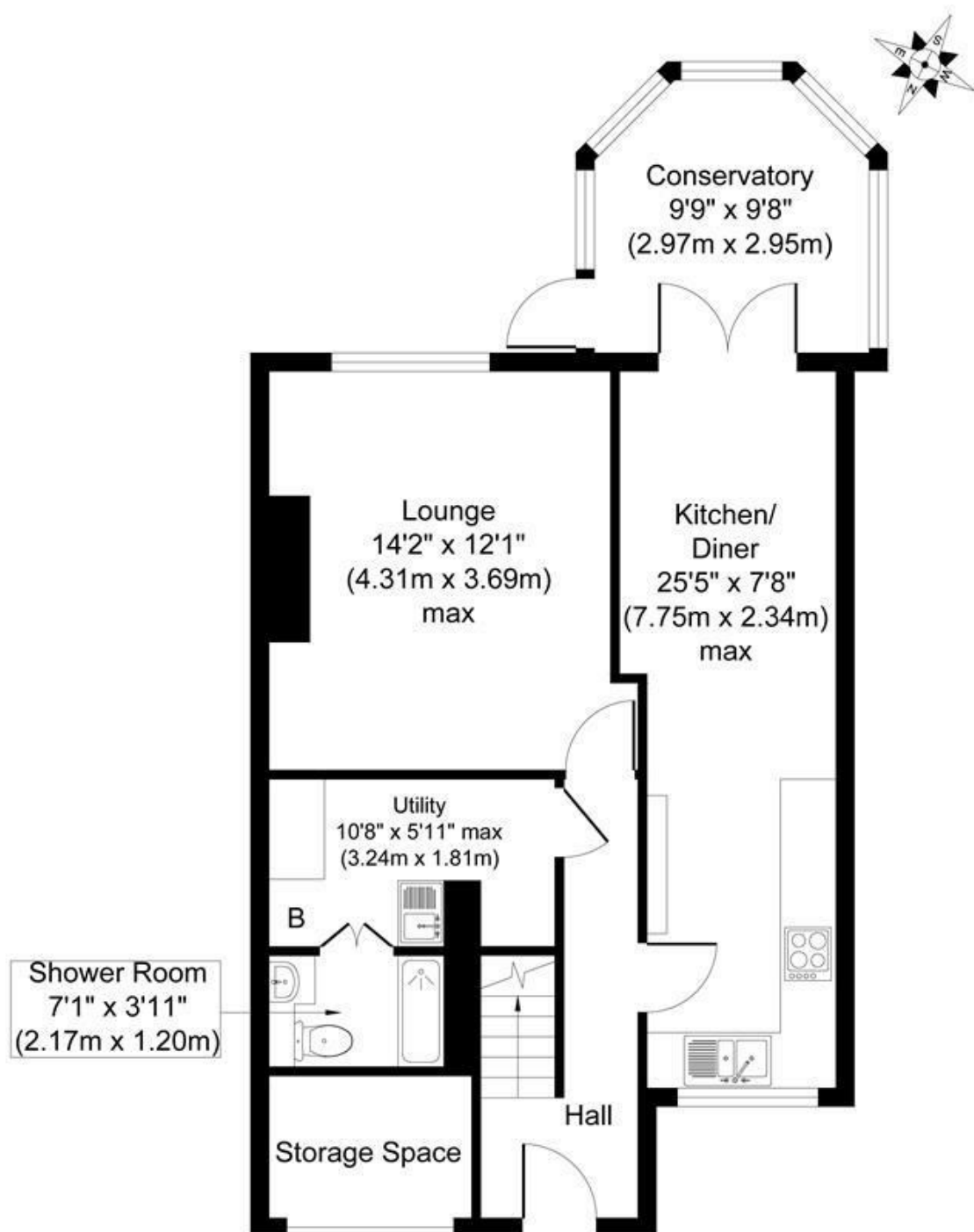
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

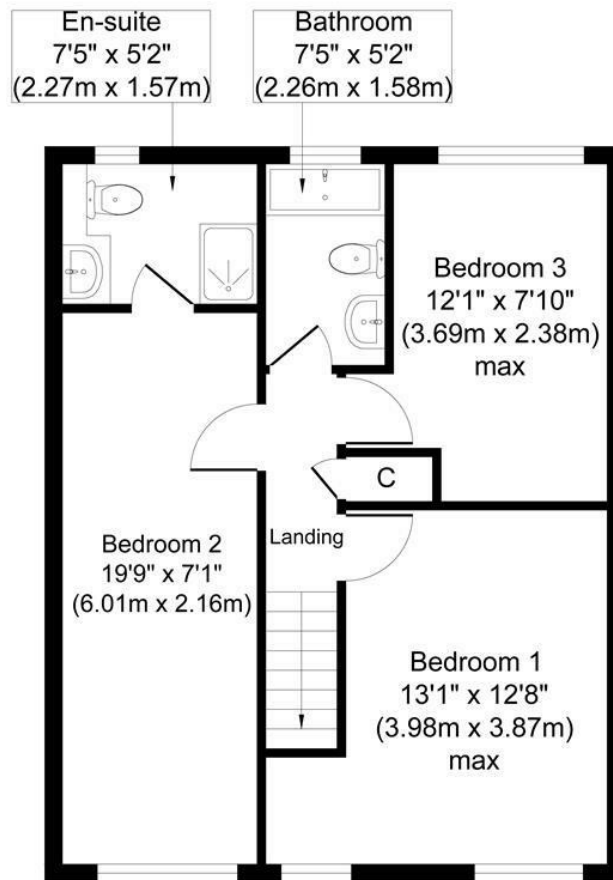
CASTLEFORD - 01977 558480





Ground Floor
Approximate Floor Area
664 sq. ft
(61.65 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
519 sq. ft
(48.25 sq. m)

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