

# Park Row



**Ryedale Court, Leeds, LS14 6RQ**

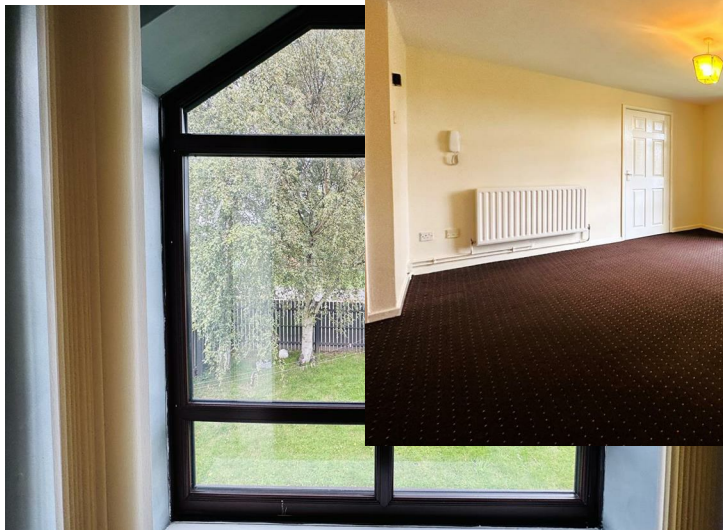
**Offers Over £70,000**



**\*\*CASH BUYERS WELCOME\*\*OFF STREET PARKING\*\*** Situated in the area of Seacroft , this Apartment property briefly comprises: Hall, Lounge, Kitchen, Bedroom and Bathroom. 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

Located in the popular area of Seacroft, this apartment offers a promising investment opportunity and features a kitchen, lounge, double bedroom, and bathroom, and has strong potential as a rental property with some updating. Ideal for investors or landlords looking to expand their portfolio. Cash buyers welcome.

## ACCOMMODATION

### Lounge

53'5" x 46'7" (16.3 x 14.2 )

### Kitchen

39'4" x 26'10" (12.0 x 8.2)

### Bedroom

37'0" x 26'6" (11.3 x 8.1)

### Bathroom

26'10" x 17'4" (8.2 x 5.3)

## EXTERIOR

### Front

## DIRECTIONS

From our office on Finkle Street, Selby, head north onto the A19 and follow it until you reach the A1(M) toward Leeds. Stay on the motorway and then take the M1 northbound. Exit onto the M621 into Leeds, then merge on to the A63 and follow signs for York Road / A64. Continue onto Selby Road (A63/A64) into Leeds. Turn right onto Easterly Road, then left onto Kentmere Avenue. Take the first right into Ryedale Court, and 8?Ryedale Court, will be on your left. The property will be clearly marked by the 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: Leasehold

Lease Term Remaining: 62 years

Ground Rent approx: £24 per annum

Service Charge approx: £1455 per annum

Local Authority: West Yorkshire

Tax Banding: A

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.

## 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.

## 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

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas

Sewerage: Mains


Water: Mains

Broadband: Ultrafast

Mobile: 5G

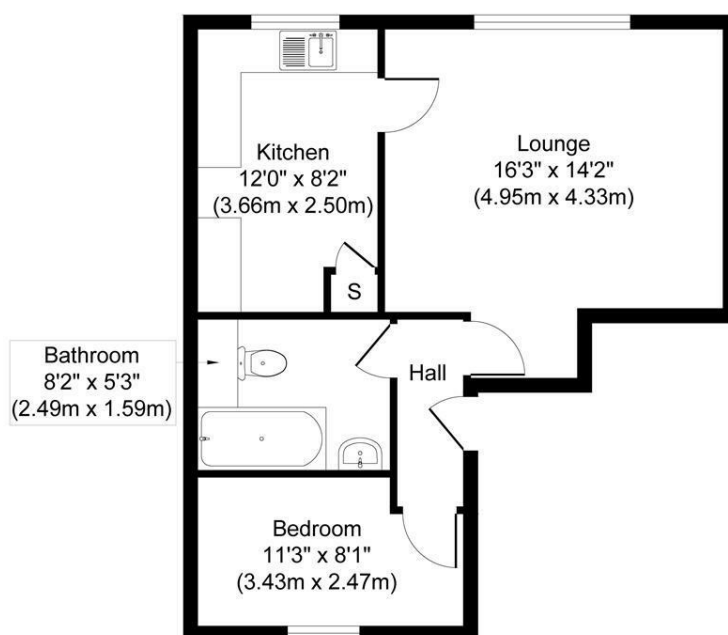
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## 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.





**Approximate Floor Area**  
**423 sq. ft**  
**(39.30 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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T 01757 241124  
W [www.parkrow.co.uk](http://www.parkrow.co.uk)

14 Finkle Street, Selby, North Yorkshire, YO8 4DS  
[selby@parkrow.co.uk](mailto:selby@parkrow.co.uk)

