

Park Rôw



Londesborough Street, Selby, YO8 4AW

Offers Over £130,000



**** TOWN CENTRE LOCATION ** COURTYARD TO REAR **** This mid-terrace house is situated in the town of Selby and is close to local amenities. The accommodation briefly comprises to the ground floor, entrance porch, lounge, dining area, kitchen and bathroom. To the first floor are three bedrooms. **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'.**



GROUND FLOOR ACCOMMODATION

Entrance

Panel effect door leading into:

Hall

Timber framed single glazed frosted skylight over door, wood effect laminate flooring and door leading through into:

Lounge

14'0" x 11'0" (4.27m x 3.36m)



Electric fire set into a timber surround, uPVC double glazed window to the front elevation, central heating radiator, wood effect flooring and television point. Stairs leading to First Floor Accommodation. Aperture leading through into:

Dining Area

14'0" x 11'11" (4.27m x 3.65m)



UPVC double glazed window to the rear elevation. Television point wood effect flooring and central heating radiator. Door leading through into:

Kitchen

13'6" x 7'11" (4.12m x 2.43m)



Range of base and wall units in a beech effect finish with brushed chrome 'T' bar handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into a granite effect laminated work surface with tiled

splashback. Integrated appliances include: electric oven, brushed steel four ring gas hob electric extractor fan over with downlighting and integrated dishwasher. Plumbing for washing machine. Feature beams to ceiling. UPVC double glazed window to the side elevation, panelled hardwood door to side elevation and further door leading through to:

Bathroom

8'4" x 6'9" (2.56m x 2.08m)



White panel bath with chrome mixer tap over, incorporating a chrome shower attachment and additional white and chrome shower. Low flush w.c with chrome fittings and pedestal wash hand basin with chrome taps over. The bath area is tiled to coving height. Central heating radiator, two uPVC double glazed frosted windows to side elevation. Timber louvre door leading to handy storage cupboard housing the central heating boiler.

FIRST FLOOR ACCOMMODATION

Landing

Doors leading off:

Bedroom One

12'6" x 11'0" (3.83m x 3.37m)



Range of fitted wardrobes in a maple effect finish with long

chrome 'T' bar handles. UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Two

12'0" x 8'7" (3.66m x 2.62m)



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

Bedroom Three

9'8" x 8'0" (2.97m x 2.44m)



UPVC double glazed window to rear elevation and central heating radiator.

EXTERIOR

Front

Access directly onto public pedestrian footpath.

Rear



Outside light, outside tap, concrete pathway running along the side of the property to the rear. Concrete yard/patio area fully enclosed with brick wall and timber trellis and timber pedestrian access gate giving access to service lane.



Directions

On leaving the Selby office proceed right onto Gowthorpe at the traffic lights turn left onto Brook Street. Continue forward on Brook Street taking the fourth left onto Londesbrough Street where the property can clearly be identified by our Park Row Properties 'For Sale' board.

AGENT NOTE

Please note that all photographs are historical stock previous to tenant occupation.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council

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.

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.

HEATING AND 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.

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

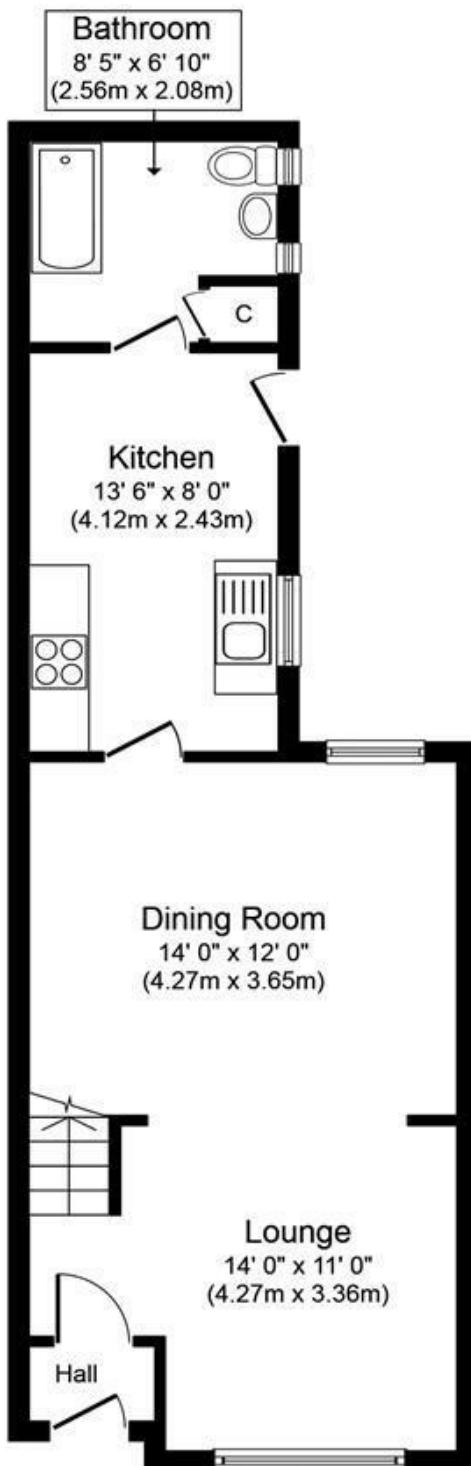
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

VIEWINGS

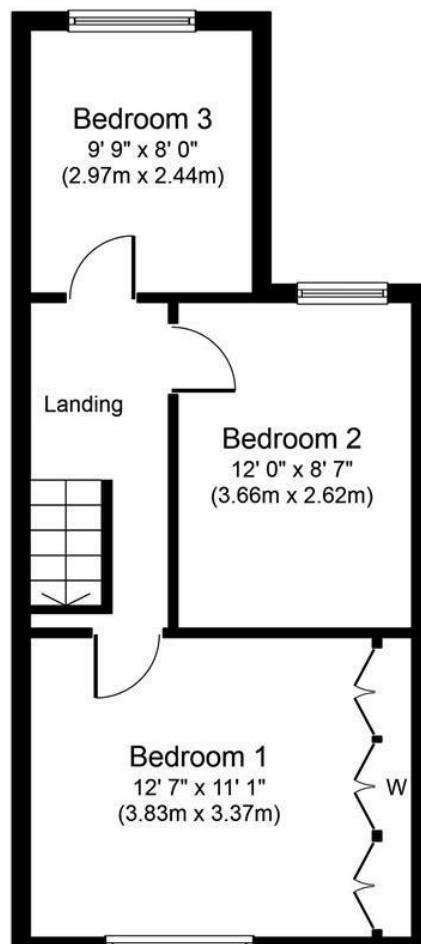
Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will
be pleased to provide additional information or to make any
further enquiries. We will also confirm that the property
remains available. This is particularly important if you are
travelling some distance to view the property.



Ground Floor
Approximate Floor Area
495 sq. ft.
(46.0 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. 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
409 sq. ft.
(38.0 sq. m.)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Forecast
Very energy efficient - lower running costs	A	Very environmentally friendly - lower CO ₂ emissions	
(91-100)	B	(91-91)	
(89-88)	C	(89-88)	
(84-84)	D	(84-84)	
(79-84)	E	(79-74)	
(74-74)	F	(74-74)	
(1-74)	G	(1-23)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	