

Park Rôw



Bondgate, Selby, YO8 3LX

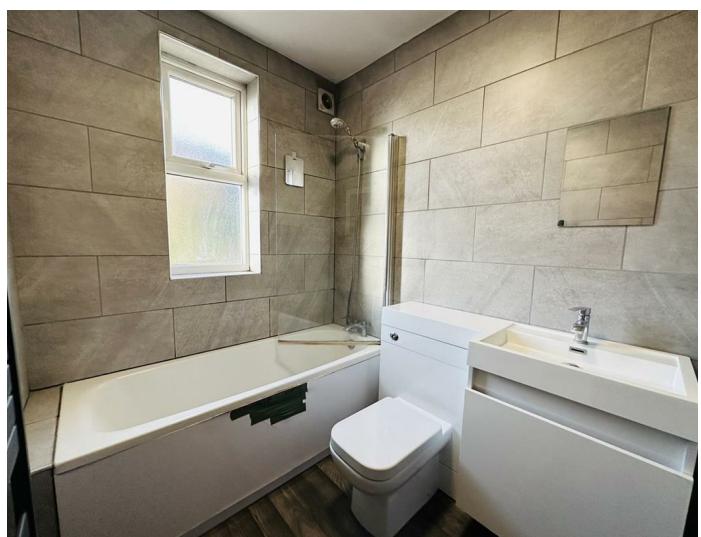
Offers Over £150,000



** OWNED SOLAR PANELS ** OPEN VIEWS TO THE FRONT ** Situated in the town of Selby, this mid-terrace property briefly comprises: Lounge, Kitchen, Rear Porch, whilst the first floor offers two Bedrooms and a Bathroom. The property also benefits from an enclosed rear garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**









PROPERTY OVERVIEW

Located on Bondgate, Selby, this two bedroom mid terrace house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into the lounge, which leads through to the contemporary kitchen that is well equipped for all your culinary needs. The kitchen seamlessly connects to a rear porch, which provides convenient access to the back door, enhancing the flow of the home. The upper floor boasts two bedrooms, ideal for a small family or professionals seeking extra space. The bathroom comes with a shower over the bath for that added convenience. Externally, the property features an enclosed rear garden.

A standout feature of this home is the fully owned solar panel system, neither leased nor government granted. The new owner will enjoy the full benefits of the electricity generated, including the financial savings and returns the panels provide, making this a particularly energy-efficient and cost-effective choice.

This home is situated in a location close to local amenities and transport links, making it an excellent choice for those looking to settle in a friendly community. With its practical layout, this mid-terrace house is a wonderful opportunity for anyone seeking a new home in Selby.

GROUND FLOOR ACCOMMODATION

Lounge

12'4" x 11'10" (3.78m x 3.63m)

Kitchen

13'6" x 8'4" (4.12m x 2.56m)

Rear Porch

FIRST FLOOR ACCOMMODATION

Bedroom One

15'1" x10'3" (4.62m x3.13m)

Bedroom Two

10'5" x 8'11" (3.18m x 2.74m)

Bathroom

7'1" x 5'10" (2.18m x 1.80m)

EXTERIOR

Front

Direct access onto public pedestrian footpath.

Rear

To The rear is an enclosed rear garden with brick built outbuilding and access gate for refuge bins.

DIRECTIONS

Leaving Selby on the main Gowthorpe, turn right onto Scott Road and Right again at the mini roundabout. At the next

mini roundabout take your first left onto Millgate and follow the road which turns into Bondgate where the property is on the left hand side and can be identified by our Park Row 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: 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: Solar Panels / Mains

Heating: Gas

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

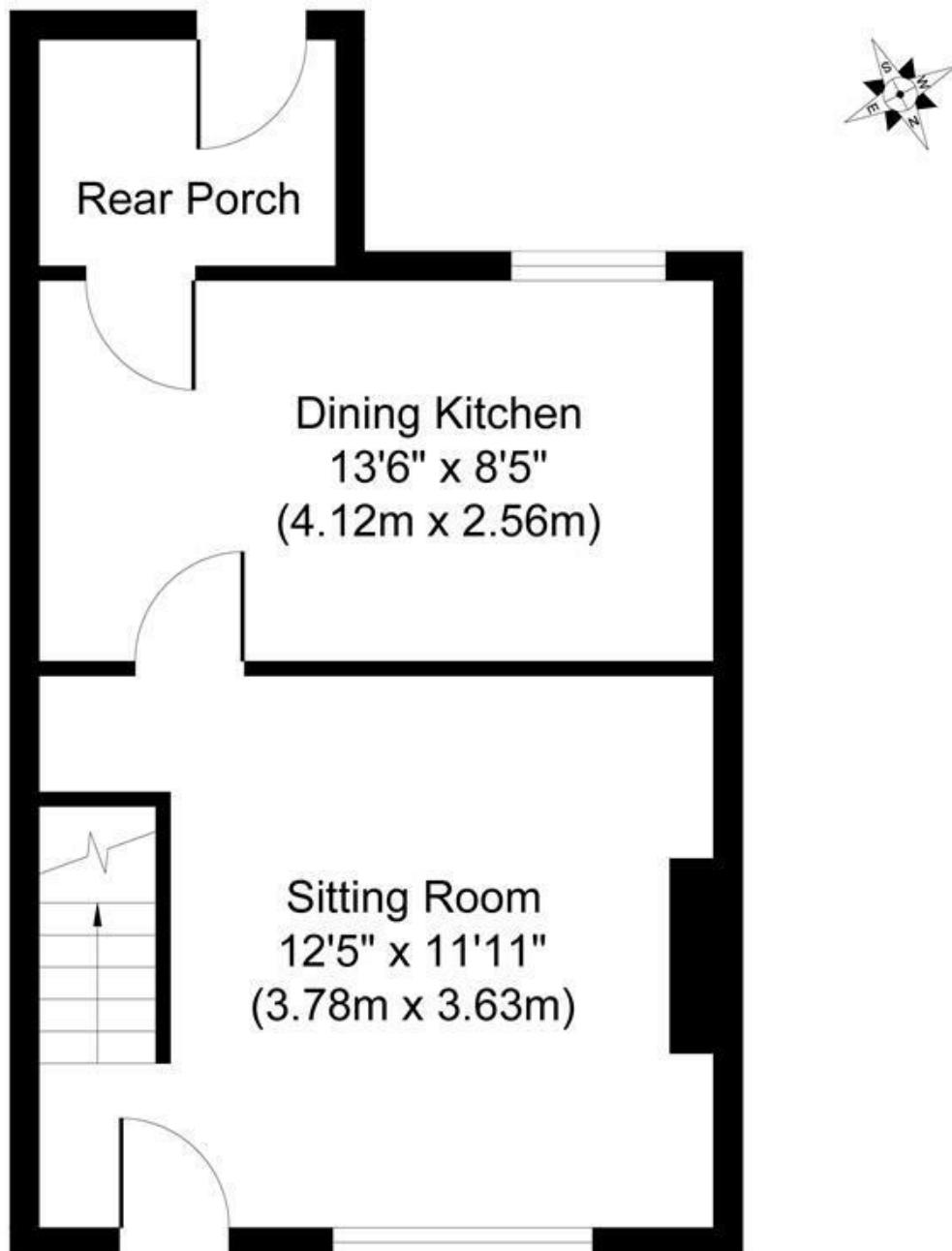
Mobile: 5G

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.

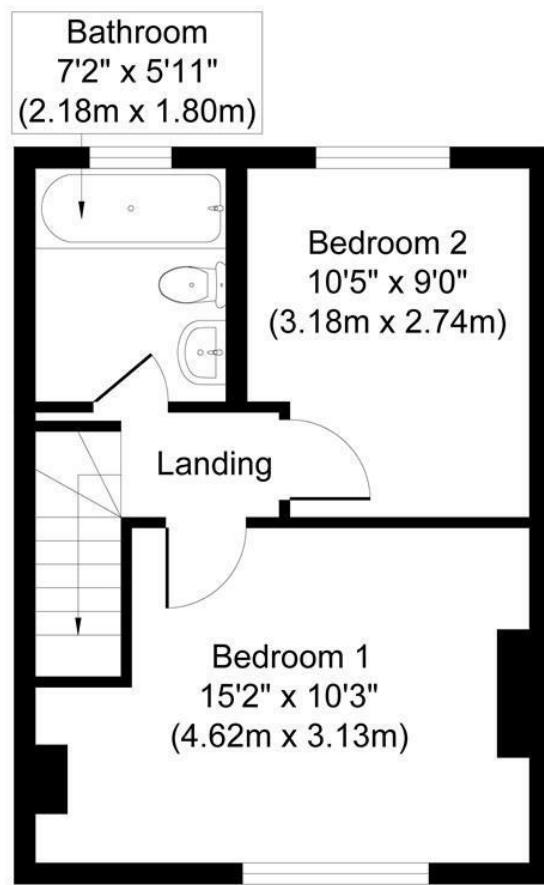
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
359 sq. ft
(33.33 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
323 sq. ft
(29.98 sq. m)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
92+ (A)	A	92 (A)	91 (A)
81-91 (B)	B	81-91 (B)	81-91 (B)
69-80 (C)	C	69-80 (C)	69-80 (C)
55-68 (D)	D	55-68 (D)	55-68 (D)
39-54 (E)	E	39-54 (E)	39-54 (E)
21-38 (F)	F	21-38 (F)	21-38 (F)
1-20 (G)	G	1-20 (G)	1-20 (G)
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	