

# Park Row



**Cross Hills Lane, Selby, YO8 4RU**

**£210,000**

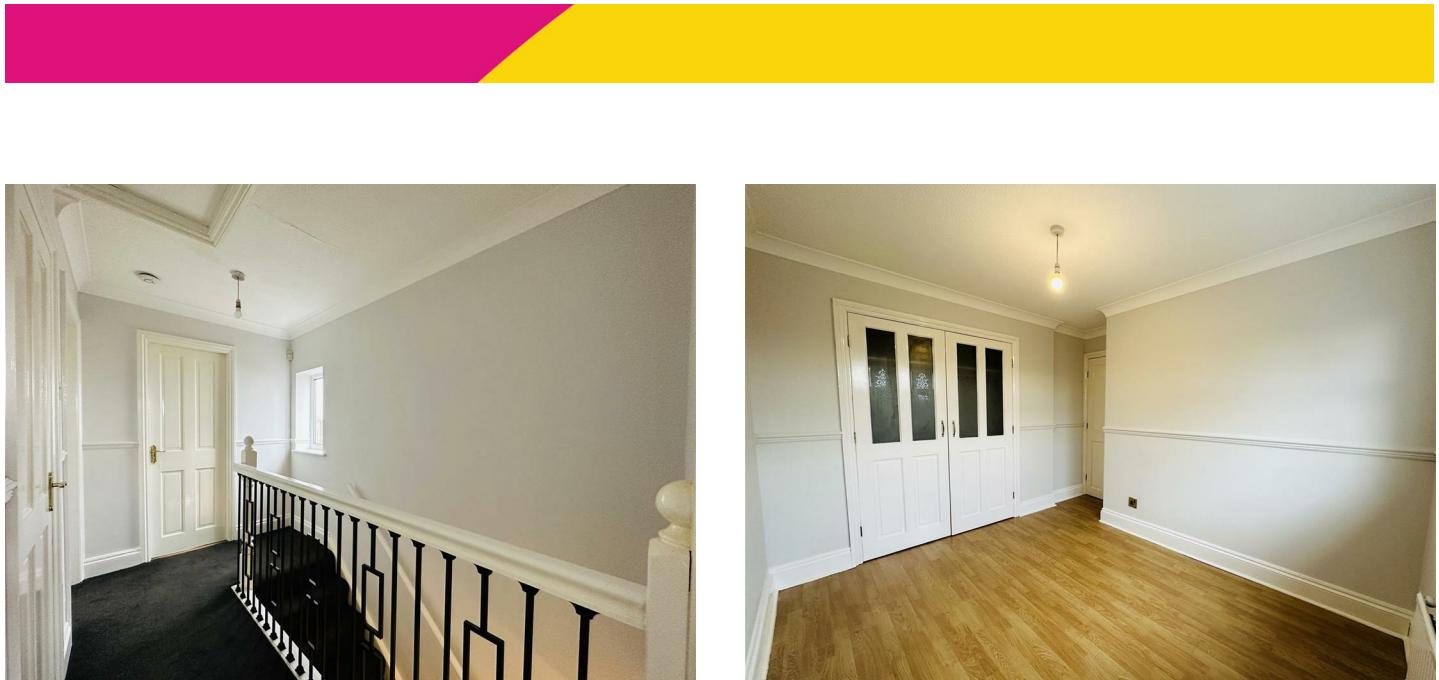


**\*\* GARAGE \*\* DESIRABLE LOCATION \*\*** Situated in Selby, this link detached property briefly comprises: Hall, Lounge, Kitchen and Dining Room. To the First Floor are three bedrooms and Bathroom. Externally, the property has off street parking, garage and an enclosed rear garden. **VIEWING IS RECOMMENDED 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 OVERVIEW

Situated within walking distance of the train and bus station, Selby town centre, and local schools and amenities, this link detached property is ideal for families. With two reception rooms, the property offers the ideal space for both relaxation and entertaining friends. The property boasts three bedrooms, offering plenty of space for family and friends. The property is complete with a fully enclosed garden to the rear, a garage and off street parking. UPVC double glazed windows throughout and gas central heating.

## GROUND FLOOR ACCOMMODATION

### Lounge

13'7" x 13'2" (4.15m x 4.02m)

### Kitchen

10'7" x 8'2" (3.24m x 2.50m)

### Dining Room

10'2" x 7'9" (3.12m x 2.37m)

### Ground Floor W.C

5'4" x 2'7" (1.65m x 0.81m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

10'2" x 9'11" (3.11m x 3.03m)

### Bedroom Two

9'11" x 9'4" (3.03m x 2.85m)

### Bedroom Three

7'10" x 7'4" (2.40m x 2.24m)

### Bathroom

7'3" x 6'1" (2.23m x 1.86m)

## DIRECTIONS

From our Selby office turn left and head towards Gowthorpe. Turn right onto Gowthorpe and turn right at the traffic lights/crossroads onto Scott Road. Continue over the first roundabout, then take the left at the second roundabout onto Flaxley Road. continue on past the CO-OP supermarket and go left at the next roundabout onto Cross Hills Lane.

## 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.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

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

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.

## 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.

## 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.

## 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.

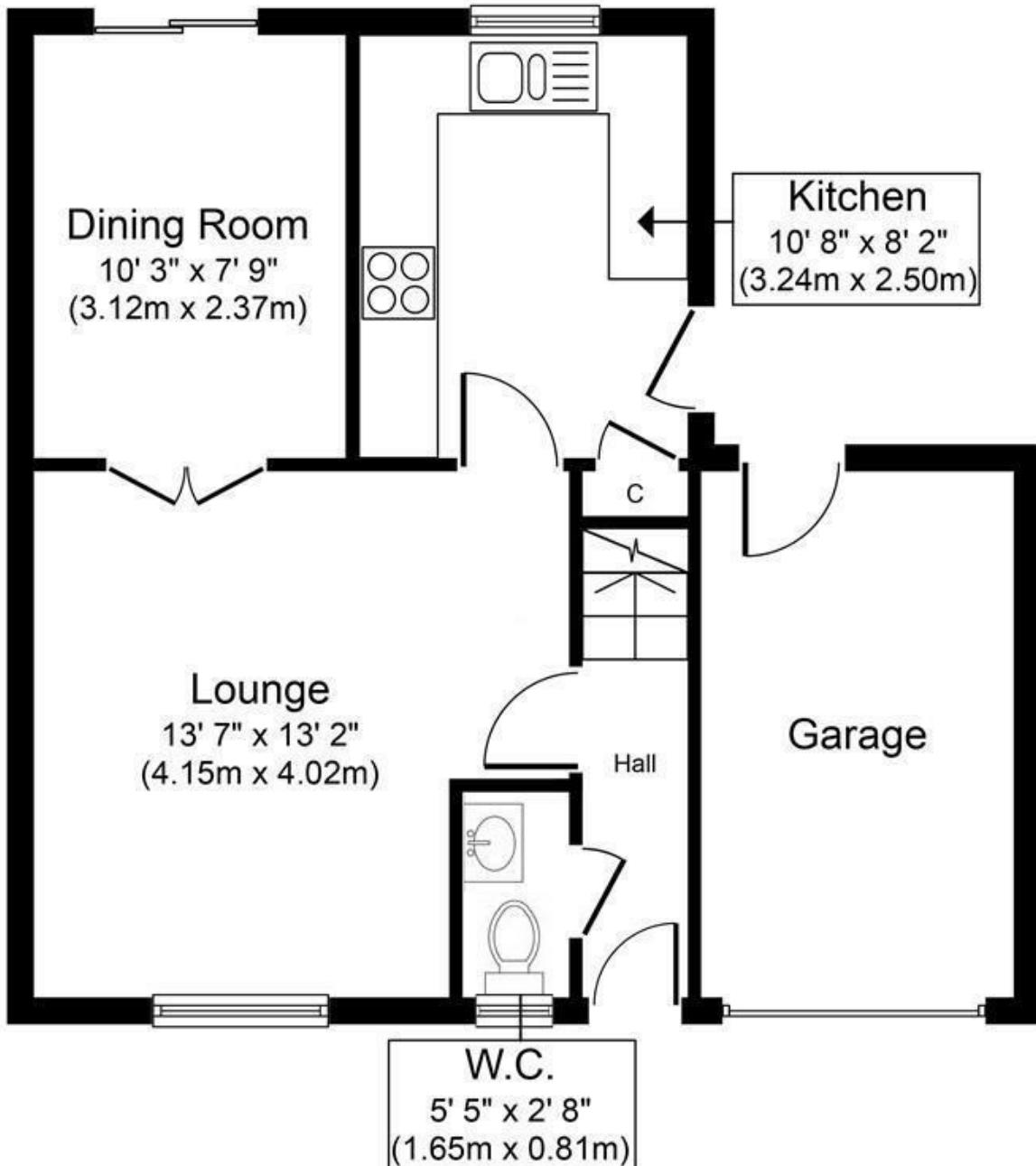
## OPENING HOURS

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:

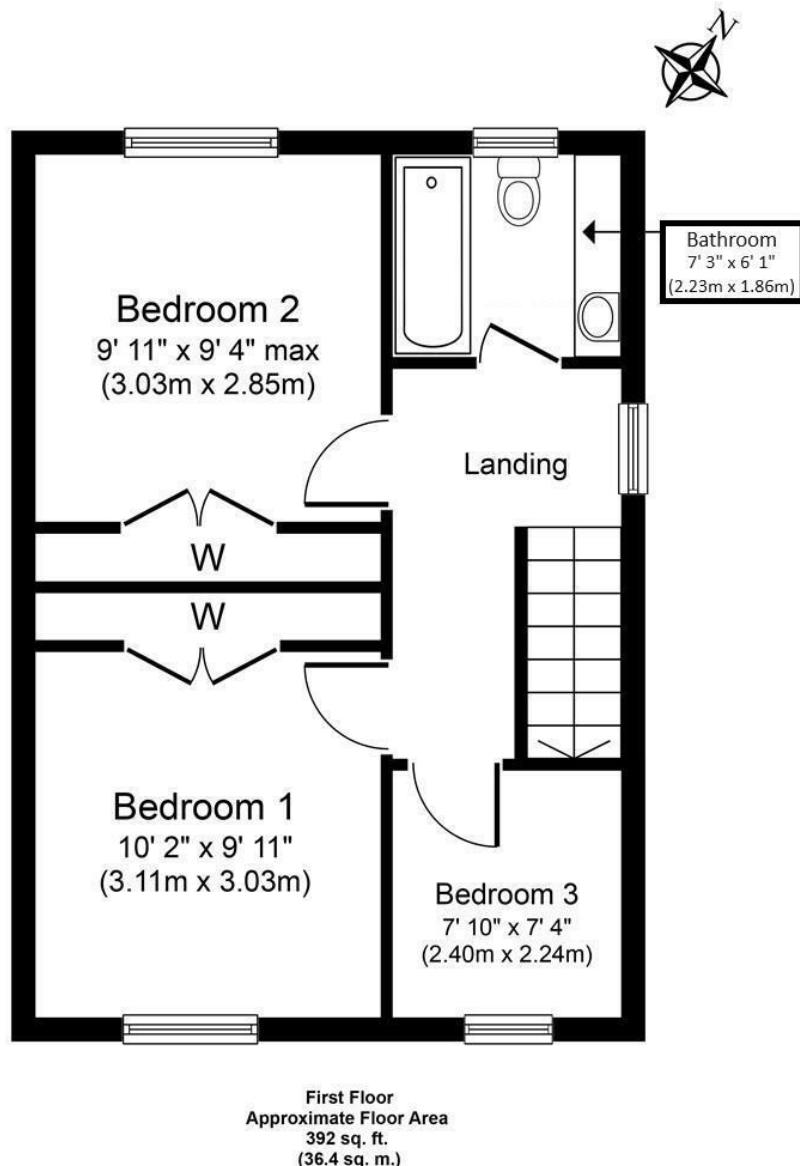
SELBY - 01757 241124  
GOOLE - 01405 761199  
SHERBURN IN ELMET - 01977 681122  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**498 sq. ft.**  
**(46.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(25-38)	F		
(1-24)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(25-38)	F		
(1-24)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			