

# Park Row



**Peppermint Way, Selby, YO8 4QY**

**Offers Over £175,000**



**\*\* OFF STREET PARKING \*\* TWO DOUBLE BEDROOMS \*\*** Situated in a popular area of Selby, this semi-detached property briefly comprises: Porch, Lounge, Breakfast Kitchen, two bedrooms and Bathroom. Externally, the property benefits from parking for multiple vehicles and enclosed rear garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS 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

Situated in a popular area of Selby, on the quiet cul-de-sac of Peppermint Way, this semi-detached property is ideal for both investors and first-time buyers alike. With its spacious lounge leading through to a modern breakfast kitchen, which in turn opens out onto a fully enclosed, south-facing rear garden, the property offers an ideal layout for relaxing and entertaining. To the first floor are two double bedrooms, while outside there is off-street parking to the side. Conveniently located close to local schools and the town centre, with countryside walks nearby due to its position on the edge of Selby, this home offers the perfect balance of comfort and convenience.

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.

## GROUND FLOOR ACCOMMODATION

### Porch

3'9" x 3'2" (1.15m x 0.99m)

### Lounge

14'3" x 12'7" (4.35m x 3.85m)

### Inner Hall

2'11" x 2'7" (0.89m x 0.81m)

### Breakfast Kitchen

12'7" x 9'3" (3.84m x 2.82m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

12'7" x 11'5" maximum (3.84m x 3.48m maximum)

### Bedroom Two

12'7" x 8'8" (3.86m x 2.66m)

### Bathroom

9'6" x 5'0" (2.90m x 1.54m)

## EXTERIOR

### Front

Predominately laid to lawn with storage to the side of entrance door. Off street parking to the side of the property leading to timber vehicular access gates giving access to:

### Rear

Fully enclosed and laid to lawn with additional parking space.

## Directions

From Selby town centre/Gowthorpe proceed to the traffic lights at Scott Road and turn right. Proceed straight ahead until reaching the mini roundabout at the junction of Flaxley Road and turn left. Proceed straight ahead until reaching Cross Hills Lane on the left hand side. Pass Staniland Drive on the right hand side and take the next right onto Peppermint Way. The property can be clearly identified by our Park Row Properties 'For Sale' board.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County 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: 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.


## 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 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:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122


PONTEFRACT - 01977 791133

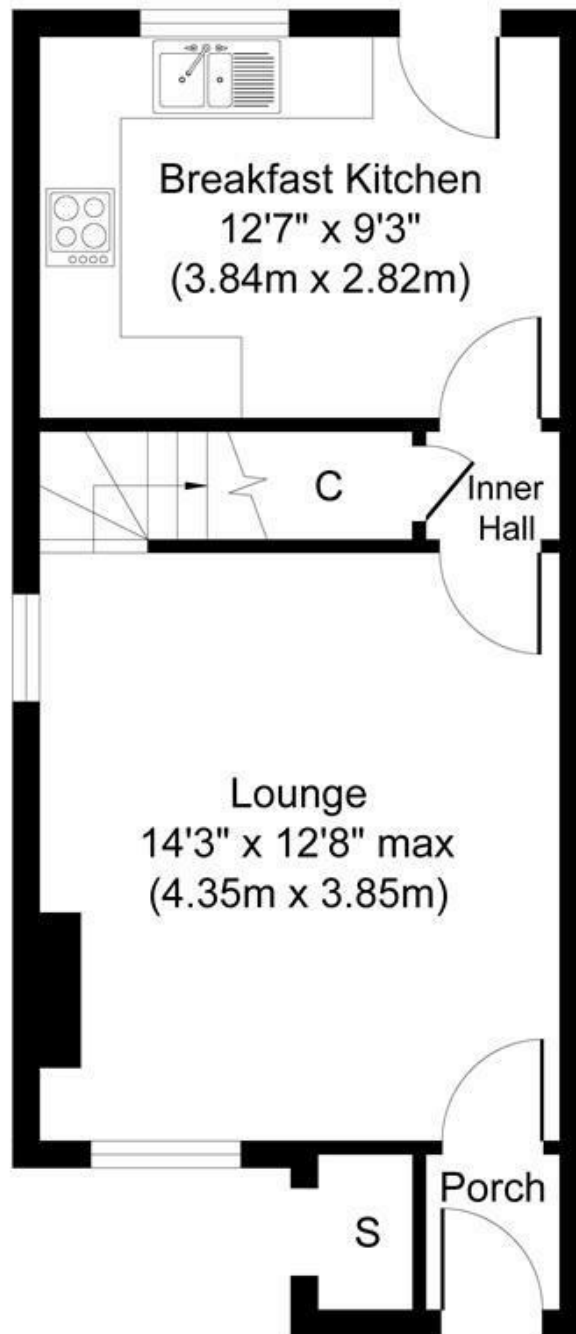
CASTLEFORD - 01977 558480

## **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.





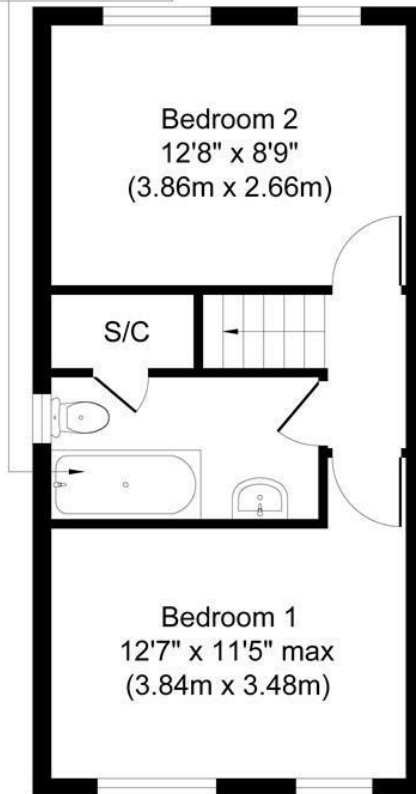
**Ground Floor**  
**Approximate Floor Area**  
**362 sq. ft**  
**(33.67 sq. m)**

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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Bathroom  
9'6" x 5'1"  
(2.90m x 1.54m)



**First Floor**  
**Approximate Floor Area**  
**338 sq. ft**  
**(31.43 sq. m)**

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