

Park Row

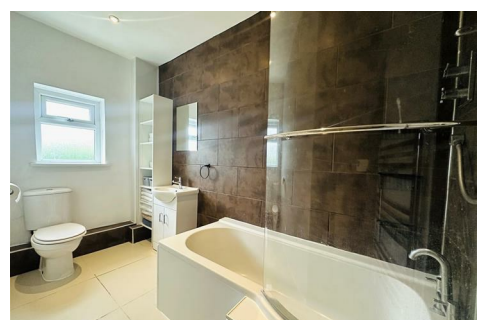


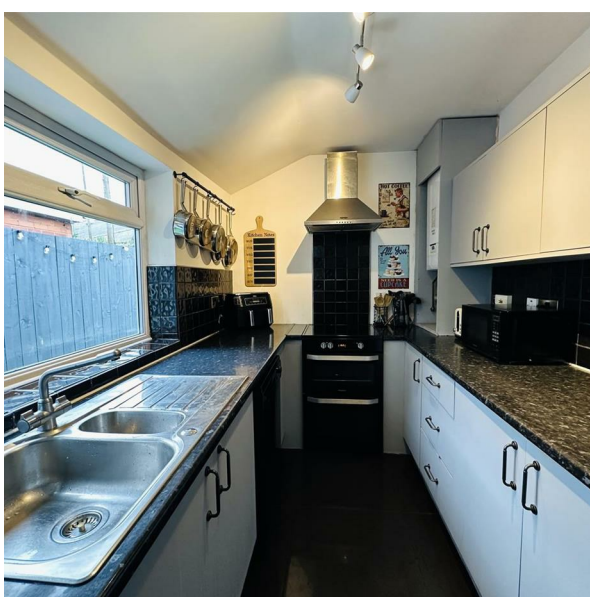
Nalton Street, Selby, YO8 4AE

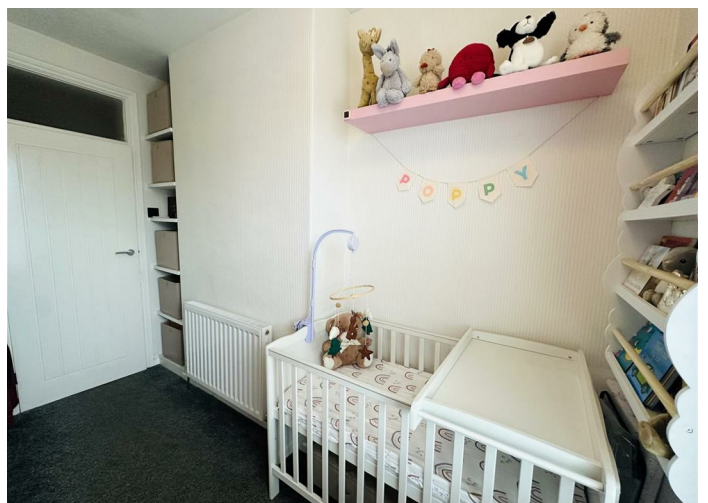
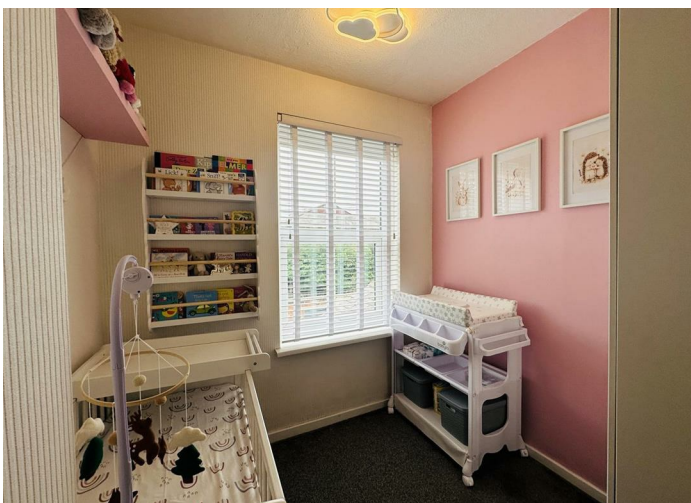
Offers Over £160,000

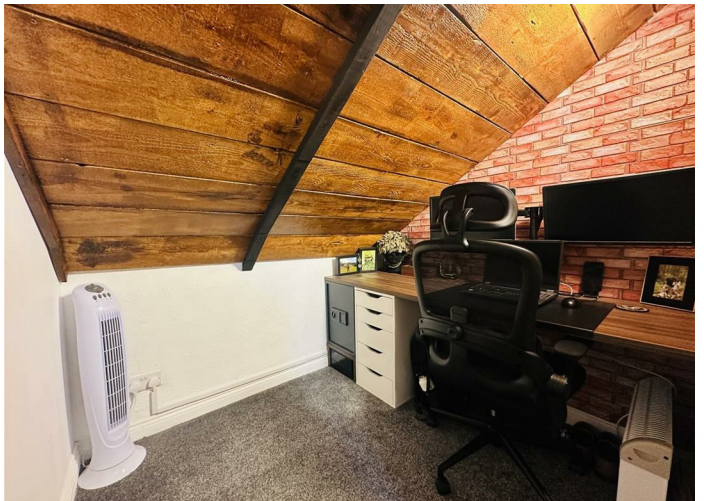


**** ATTIC ROOM ** CLOSE TO SCHOOLS **** Situated in Selby, this mid-terrace home briefly comprises: Dining Room, Lounge and Kitchen. To the First Floor Two Bedrooms with a Family Bathroom. To the Second Floor an Attic Room, Office and Storage. Externally the property has an enclosed low-maintenance rear yard with and outbuilding **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF 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

Located in the heart of Selby town, this charming mid-terrace property offers spacious and versatile living accommodation arranged over three floors.

The ground floor features a welcoming dining room, a comfortable lounge, and a well-appointed kitchen. To the first floor, there are two good-sized bedrooms and a family bathroom. The second floor boasts an attic room, with additional office and storage space.

Externally, the property benefits from a low-maintenance rear garden complete with a useful outbuilding, perfect for extra storage.

Situated close to local amenities, schools, and transport links, this property would make an ideal first-time buy or investment opportunity.

GROUND FLOOR ACCOMMODATION

Dining Room

12'9" x 11'3" (3.89m x 3.44m)

Lounge

13'3" x 13'0" (4.04m x 3.97m)

Kitchen

11'2" x 6'9" (3.41m x 2.06m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'4" x 11'3" maximums (4.07m x 3.45m maximums)

Bedroom Two

10'6" x 7'10" maximums (3.22m x 2.39m maximums)

SECOND FLOOR ACCOMMODATION

Attic Room

12'4" x 10'7" maximum (3.76m x 3.24m maximum)

Office

6'0" x 5'1" * (1.83m x 1.56m *)

With restricted head height.

Office

6'10" x 6'0" * (2.09m x 1.83m *)

* with restricted head height

EXTERIOR

Front

Direct access to pedestrian footpath.

Rear

Low maintenance rear yard with raised decked area and access to outbuilding and access to service lane.

DIRECTIONS

Continue along from Gowthorpe through the traffic lights in the direction of Doncaster and take the second left on Ebor Street. Continue onto Nalton Street where the property can be clearly identified by a Park Row 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North 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.

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.

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.

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

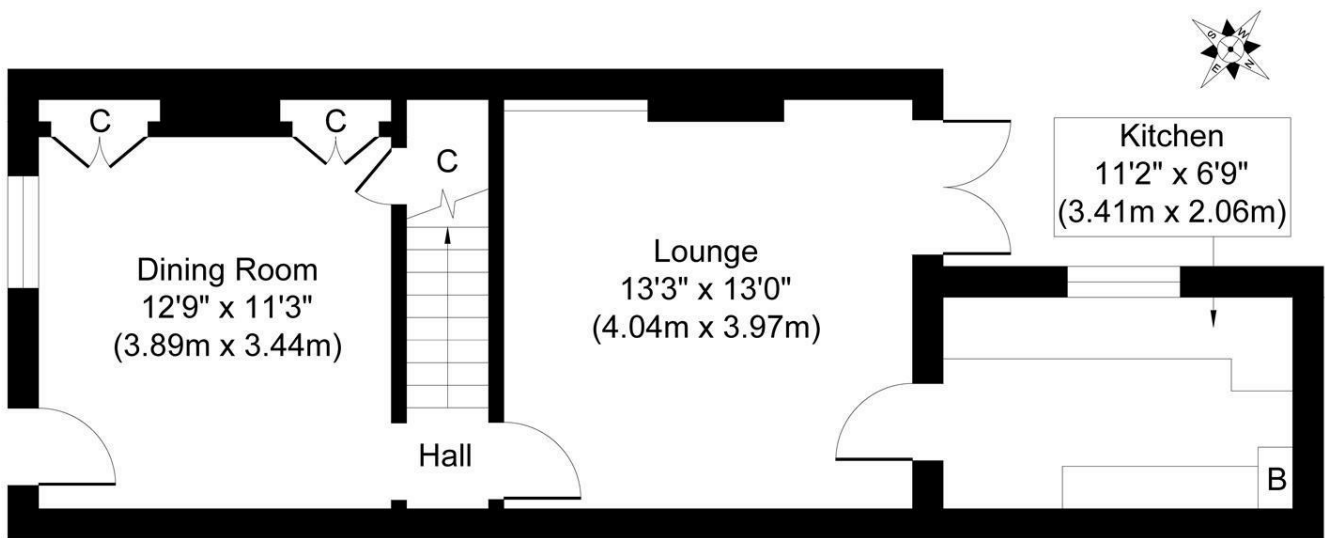
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

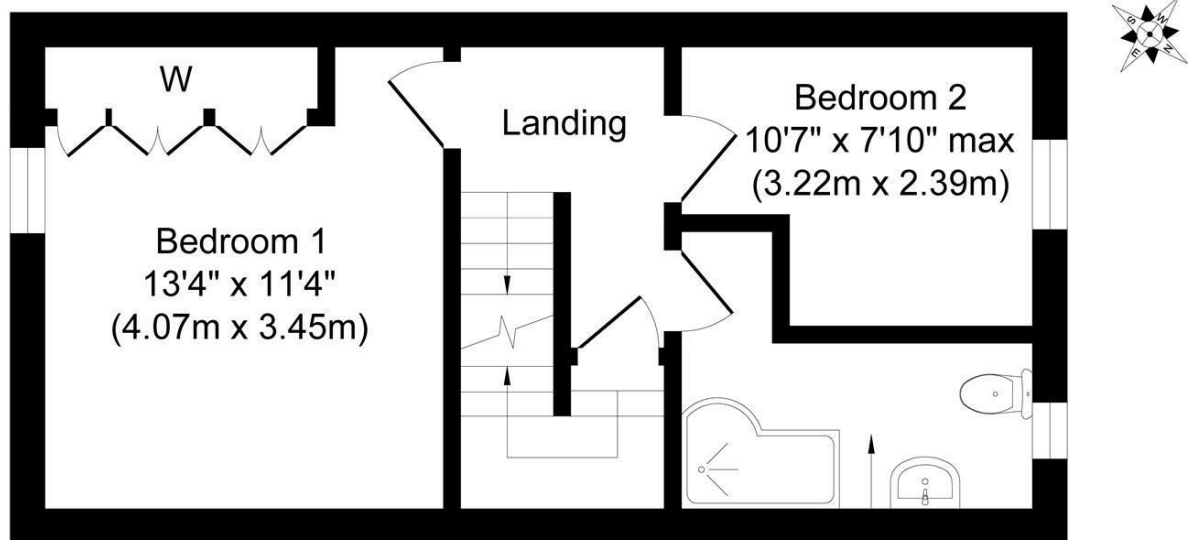




Ground Floor
Approximate Floor Area
474 sq. ft
(44.00 sq. m)

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.

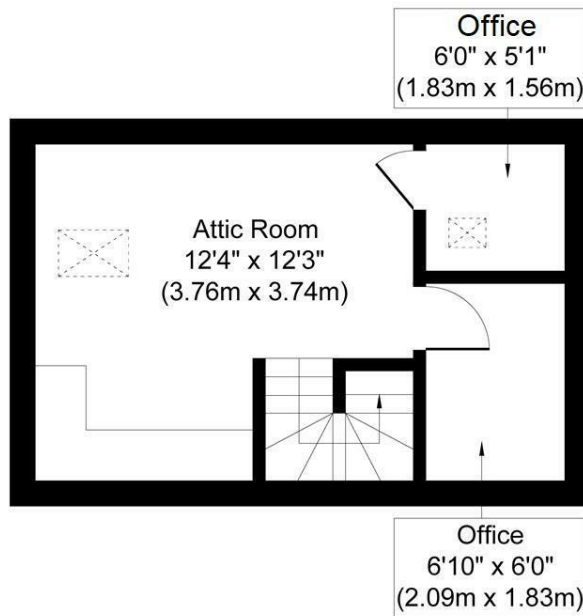
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First Floor
Approximate Floor Area
474 sq. ft
(44.00 sq. m)

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Second Floor
Approximate Floor Area
474 sq. ft
(44.00 sq. m)

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