Park Rôw



Ousegate, Selby, YO8 8BL

Offers Over £210,000

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** SOUTH FACING GARDEN ** ELECTRIC VEHICLE CHARGING POINT ** Situated in Selby, this Town house briefly comprises: Hall, Kitchen/ Diner, Ground Floor w.c, Family Room/ Bedroom Five. To the first floor is a Lounge, two bedrooms a Shower room. To the Second floor is Bedroom One with En-suite an additional bedroom and Bathroom. Externally, the property has two off street parking spaces. 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'




















PLANTOPEDIA















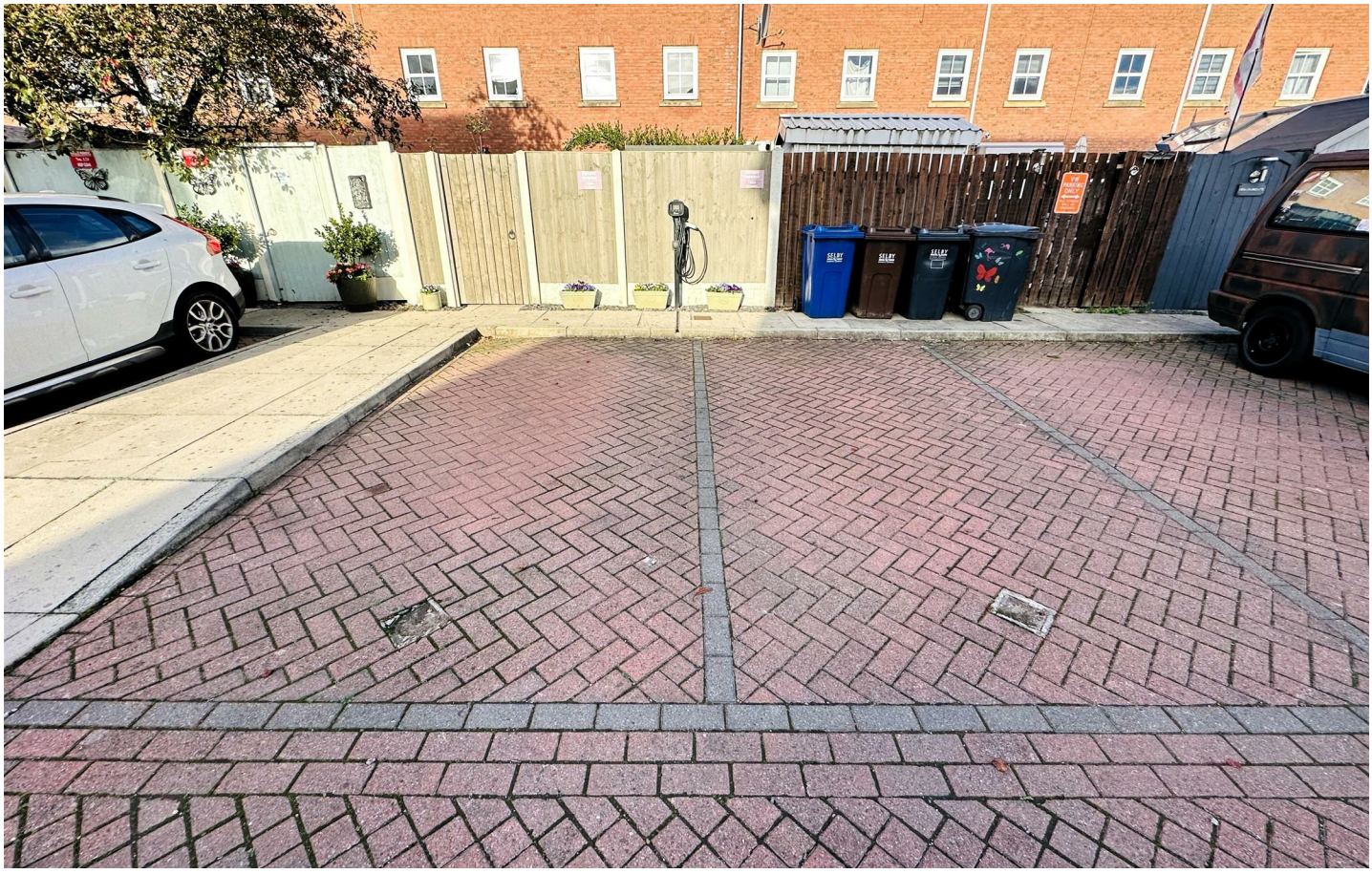












PROPERTY OVERVIEW

Arranged over three well-planned floors, this beautifully presented home offers versatile and spacious accommodation perfectly suited to modern family life. The impressive kitchen diner has a central island that creates a natural hub for family gatherings, everyday dining and entertaining alike. A convenient ground floor w.c adds practicality, while the flexible fifth bedroom on the ground floor offers excellent potential as a family room, home office or an ideal space for multi-generational living.

The first-floor living accommodation is both stylish and inviting with large windows and French doors that allow natural light to flood the room, while elevated views towards the river create a wonderful backdrop. The property's generous layout continues across the upper floors, providing spacious bedrooms for growing families, including an impressive principal bedroom complete with its own En-suite shower room, creating a private sanctuary away from the main living spaces.

Externally, the property continues to impress with a south-facing rear garden designed for both relaxation and ease of maintenance. The paved seating area provides the perfect spot for outdoor dining, summer entertaining or simply enjoying the sunshine throughout the day, while the manageable lawn and enclosed surroundings create a safe and attractive outdoor environment. To the rear, off-street parking is complemented by an electric vehicle charging point, offering a practical solution for modern living.

Enjoying a highly desirable town centre location within the heart of Selby, the property is perfectly positioned to take advantage of an excellent range of local amenities, including shops, cafés, restaurants, schools and transport links. Scenic riverside walks are just moments away, with pleasant views over the river adding to the appeal of this convenient yet picturesque setting. Combining flexible accommodation, stylish interiors, outdoor enjoyment and an enviable central location, this is a home ideally suited to families of all sizes looking to enjoy everything Selby has to offer.

GROUND FLOOR ACCOMMODATION

Hall
19'2" x 6'5" (5.86m x 1.98m)

Kitchen/ Dining Room
14'6" x 14'1" (4.42m x 4.31m)

Ground Floor w.c
7'4" x 3'6" (2.26m x 1.08m)

Family Room/ Bedroom Five
14'7" x 10'0" (4.47m x 3.05m)

FIRST FLOOR ACCOMMODATION

Lounge
14'7" x 14'2" (4.47m x 4.33m)

Bedroom Three
12'9" x 6'11" (3.91m x 2.12m)

Bedroom Four
11'10" x 6'11" (3.61m x 2.12m)

Shower Room
7'1" x 4'6" (2.16m x 1.38m)

SECOND FLOOR ACCOMMODATION

Bedroom One
14'2" x 13'3" (4.33m x 4.04m)

En-suite
7'2" x 4'2" (2.19m x 1.28m)

Bedroom Two
14'2" x 11'10" (4.32m x 3.63m)

Bathroom
7'2" x 6'8" (2.19m x 2.05m)

EXTERIOR

Front
To the front is a fenced, paved courtyard.

Rear
To the rear is a paved seating area with low maintenance garden with access to parking.

Directions
Leave our Selby office and proceed down Finkle Street towards Micklegate. At the end of Micklegate turn right on to Water Hill Lane, at the traffic lights continue straight ahead on to Ousegate, and the property is situated on the right hand side. The property can be clearly identified by our Park Row Properties For Sale Board.

AGENT NOTE
Some marketing materials for this property (including photographs and descriptions) may have been enhanced using AI for illustrative purposes only. These do not alter the property's actual condition or features. Please arrange a viewing and verify all details independently.

AML Fee
Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

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/CASTLEFORD - 01977 791133

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: North Yorkshire County 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.

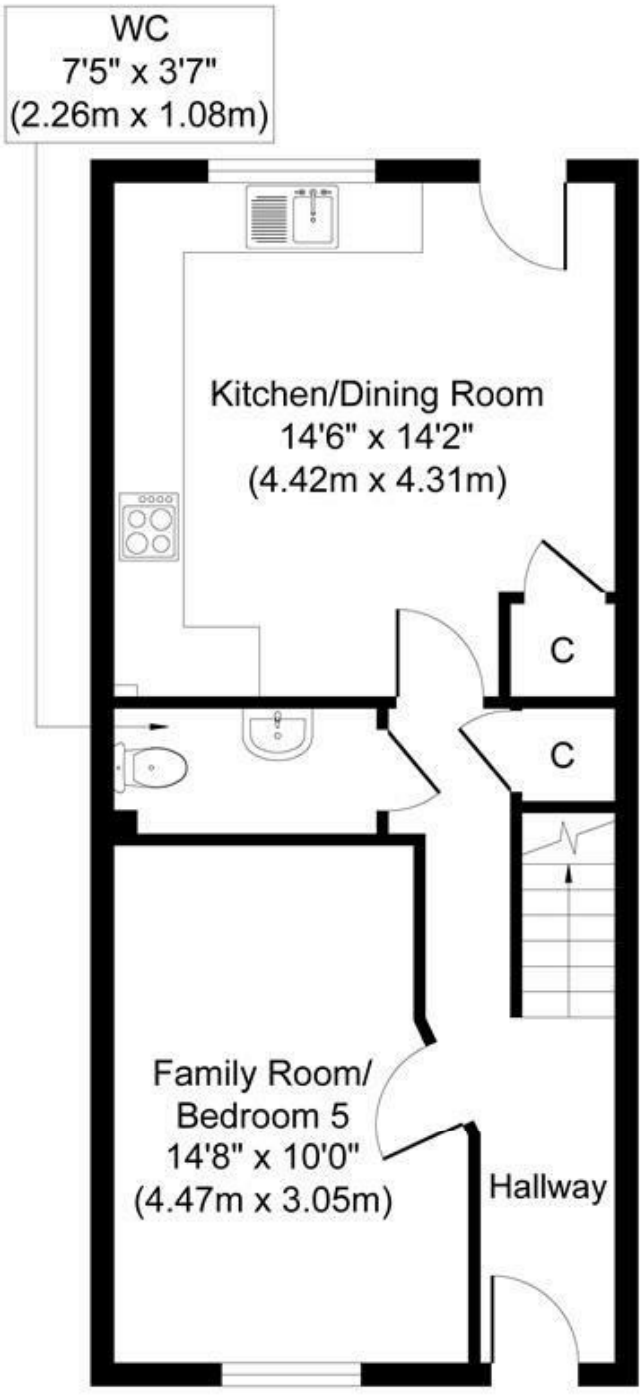
UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains
Heating: Gas Mains
Sewerage: Mains
Water: Mains
Broadband: Ultrafast
Mobile: 4G

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.

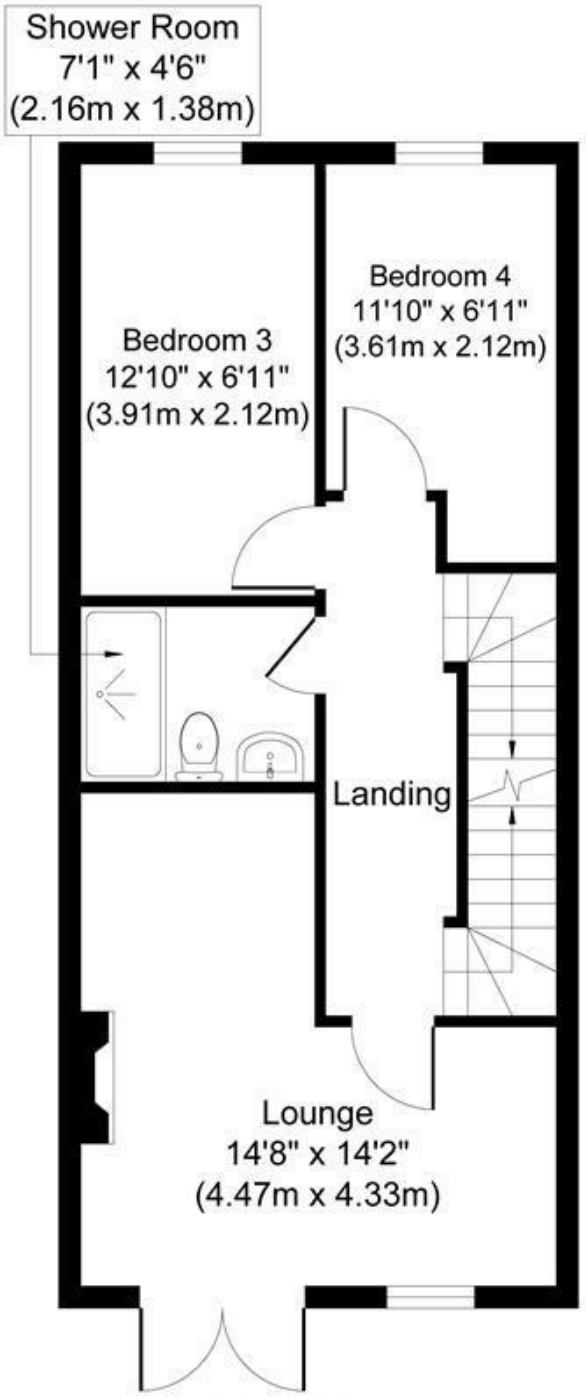
VIEWINGS.

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
472 sq. ft
(43.83 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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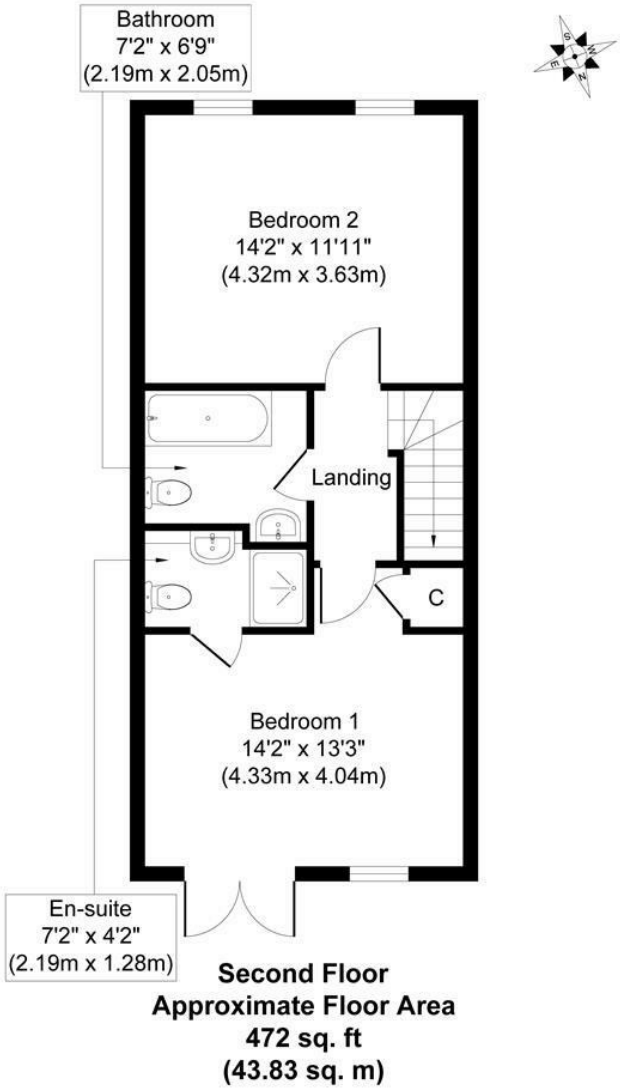
First Floor
Approximate Floor Area
472 sq. ft
(43.83 sq. m)

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Second Floor
Approximate Floor Area
472 sq. ft
(43.83 sq. m)

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T 01757 241124
W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS
selby@parkrow.co.uk

