

# Park Row



**Topcliffe Court, Selby, YO8 3WB**

**£180,000**



**\*\*INVESTMENT OPPORTUNITY\*\*TOWN CENTRE LOCATION\*\*** Situated in Selby, this semi-detached property briefly comprises: Porch, Living Room and Kitchen. To the First Floor are two bedrooms and a Bathroom. Externally, the property benefits from a driveway to the front and a fully enclosed south-east facing garden with patio area to the rear. **VIEWING IS HIGHLY 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 SUMMARY

A well-presented home situated in the popular residential cul-de-sac of Topcliffe Court, Selby. The property offers well-balanced accommodation throughout, ideal for first-time buyers, downsizers or investors.

To the ground floor, the property is entered via a useful entrance porch, providing space for coats and shoes before leading into a spacious and welcoming lounge, offering a comfortable main living area. To the rear, there is a generously sized kitchen with ample room for dining, which benefits from direct access to the rear garden—creating a practical layout for both everyday living and entertaining.

To the first floor are two well-proportioned double bedrooms and a family bathroom, all bright and thoughtfully arranged.

Externally, the property enjoys a south-east facing enclosed rear garden, mainly laid to lawn with a patio area—ideal for outdoor seating and summer use.

Topcliffe Court is positioned within a quiet residential area of Selby, a traditional market town offering a range of amenities including shops, supermarkets, cafés and leisure facilities. The town is known for its historic landmarks such as Selby Abbey and benefits from excellent transport links, with a railway station providing connections to York, Leeds and beyond. The area is also well placed for road networks including the A19 and M62, making it convenient for commuting.

## GROUND FLOOR ACCOMMODATION

### Porch

3'4" x 3'9" (1.03m x 1.16m)

### Living Room

16'3" x 11'6" (4.96m x 3.52m )

### Kitchen

11'6" x 10'9" (3.52m x 3.30m )

## FIRST FLOOR ACCOMMODATION

### Bedroom One

11'7" x 11'1" (3.54m x 3.40m)

### Bedroom Two

11'6" x 9'4" (3.52m x 2.87m)

### Bathroom

5'5" x 6'4" (1.67m x 1.94m)

## EXTERIOR

### Front

Private driveway with lawn laid and shrubs.

### Rear

Enclosed south-east facing garden with lawn and patio area.

## DIRECTIONS

Leave Selby via Millgate and at the mini roundabout turn right onto Bondgate. Proceed along and then turn left onto Kirkby Avenue and left again onto Topcliffe Court. The property can then clearly be identified by our Park Row Properties 'For Sale' board.

## 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.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: 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.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County Council

Tax Banding: B

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.

## 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.


## 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.

### **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

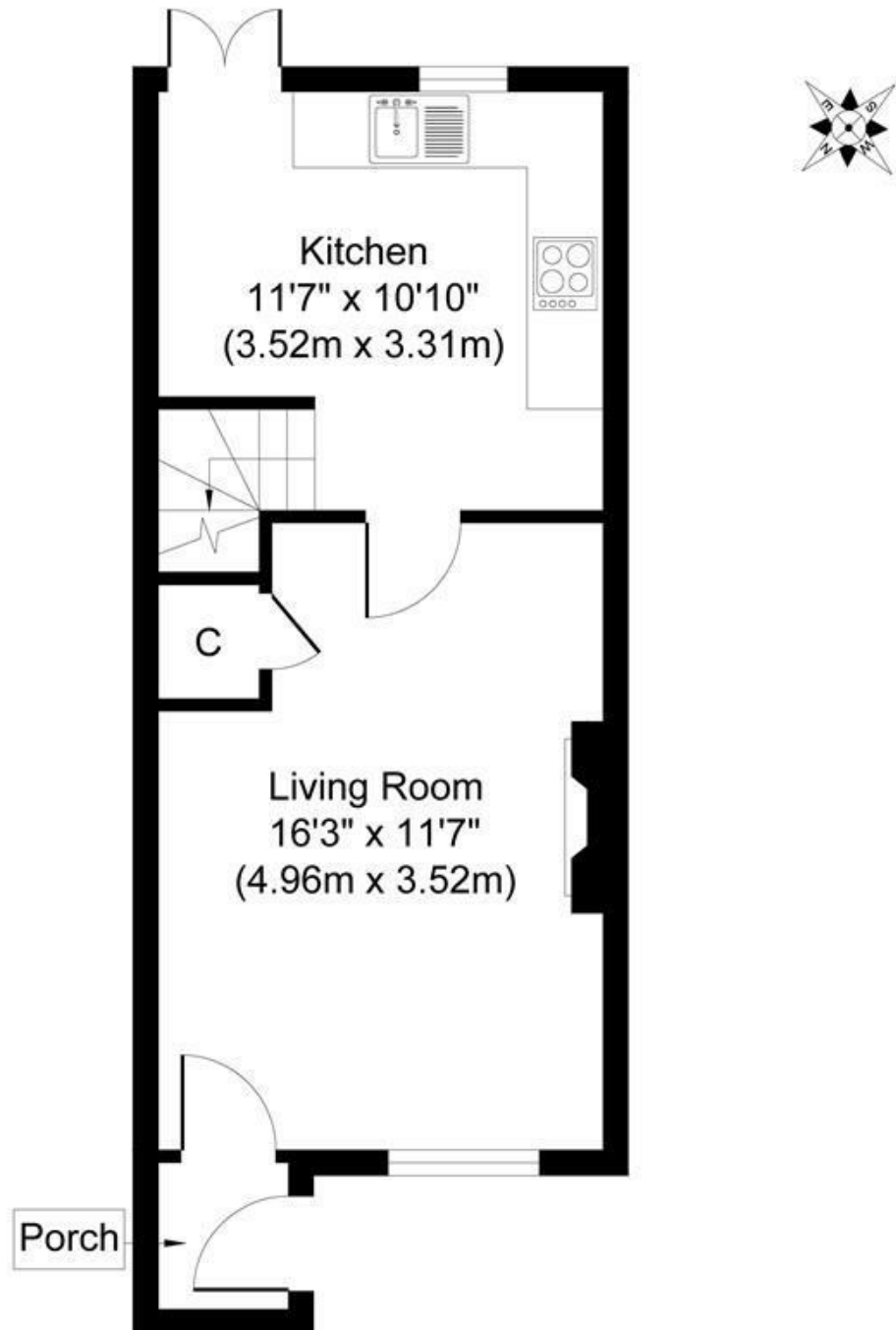
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

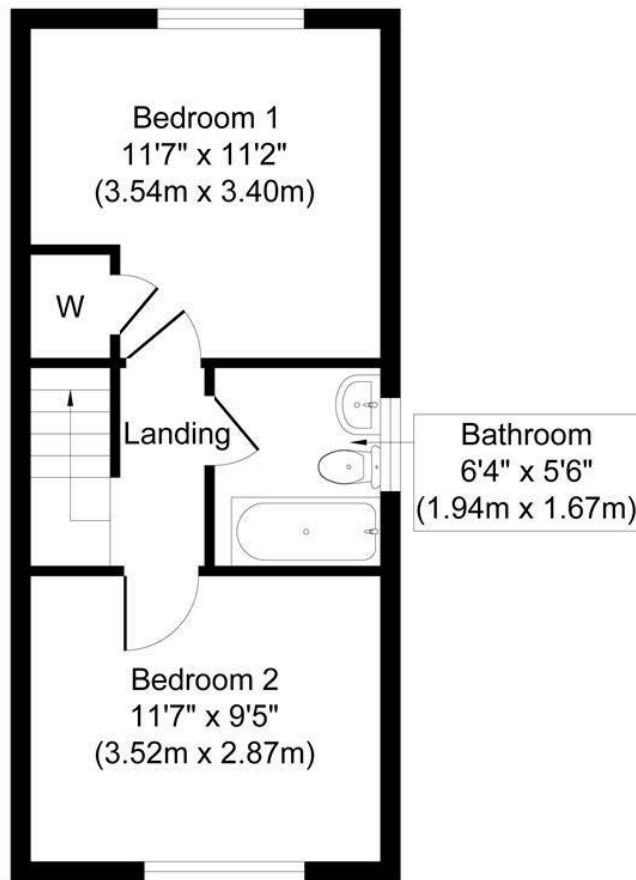




**Ground Floor**  
**Approximate Floor Area**  
**331 sq. ft**  
**(30.76 sq. m)**

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**  
**317 sq. ft**  
**(29.46 sq. m)**

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