

Park Row



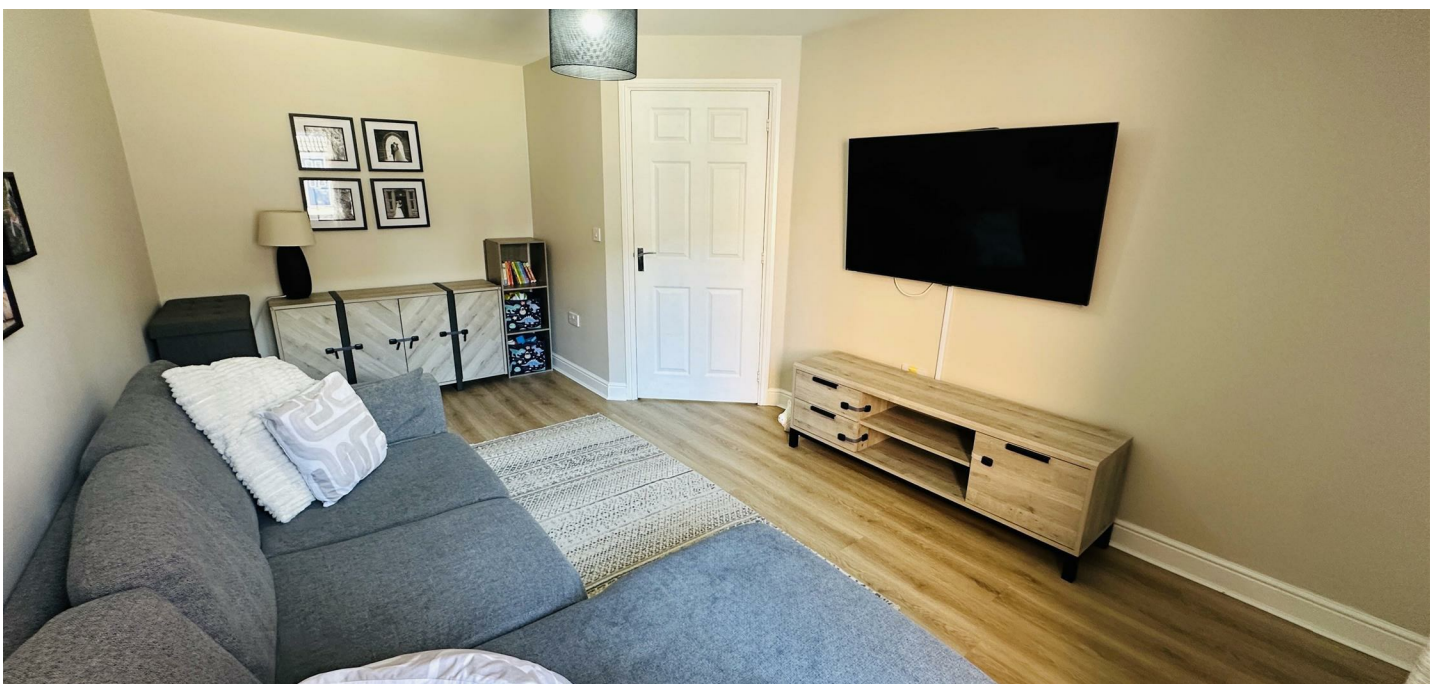
Mulberry Close, Selby, YO8 8FL

Offers Over £240,000

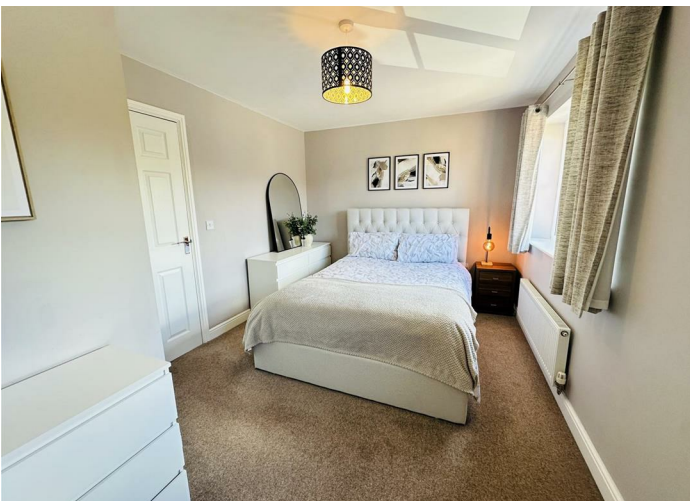


**** CUL-DE-SAC LOCATION ** THREE DOUBLE BEDROOMS **** Situated on the popular Staynor Hall development, semi-detached home briefly comprises: Hall, Lounge, Inner Hall, Ground Floor w.c, Kitchen Diner. To the First Floor are three bedrooms, with En-Suite to Bedroom One and a Family Bathroom. Externally to the front of the property is parking for two vehicles with access to Garage and pedestrian gate to the fully enclosed rear garden with patio area. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**













PROPERTY OVERVIEW

Nestled within a quiet cul-de-sac, this well-presented semi-detached home benefits from a garage and two off-street parking spaces. The property offers a spacious lounge and a modern kitchen diner, which opens out onto a fully enclosed rear garden—ideal for family living and entertaining.

Upstairs, there are three generously sized double bedrooms, with the principal bedroom enjoying its own en-suite. Situated in the highly sought-after Staynor Hall development in Selby, the property is conveniently located close to a local primary school, making it an excellent choice for families.

Ground Floor Accommodation

Hall

5'4" x 3'8" (1.64m x 1.14m)

Lounge

16'2" x 10'4" (4.94m x 3.16m)

Inner Hall

Ground Floor w.c

4'3" x 3'0" (1.31m x 0.92m)

Kitchen Diner

18'10" x 7'8" (5.75m x 2.34m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

13'10" x 9'6" (4.23m x 2.92m)

En-Suite

6'9" x 4'8" (2.08m x 1.43m)

Bedroom Two

11'3" x 8'8" (3.43m x 2.65m)

Bedroom Three

9'10" x 7'10" (3.00m x 2.41m)

Bathroom

8'9" x 5'7" (2.67m x 1.72m)

EXTERIOR

Front

Off street parking for two vehicles and access to Garage. Pedestrian footpath across the front of the front of the property and to timber pedestrian access gate, giving access to:

Rear

Fully enclosed rear garden with patio area.

Directions

On leaving Selby Office turn left onto Market Place at the traffic lights turn right onto the A1041 signposted Goole. At the roundabout continue straight ahead and take the second turning on the left onto Cedar Road, follow the road ahead to the next round about and take the third exit onto Mulberry Close. Turn right at the 'T' junction and left again. The property can be identified by a Park Row 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire

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: 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

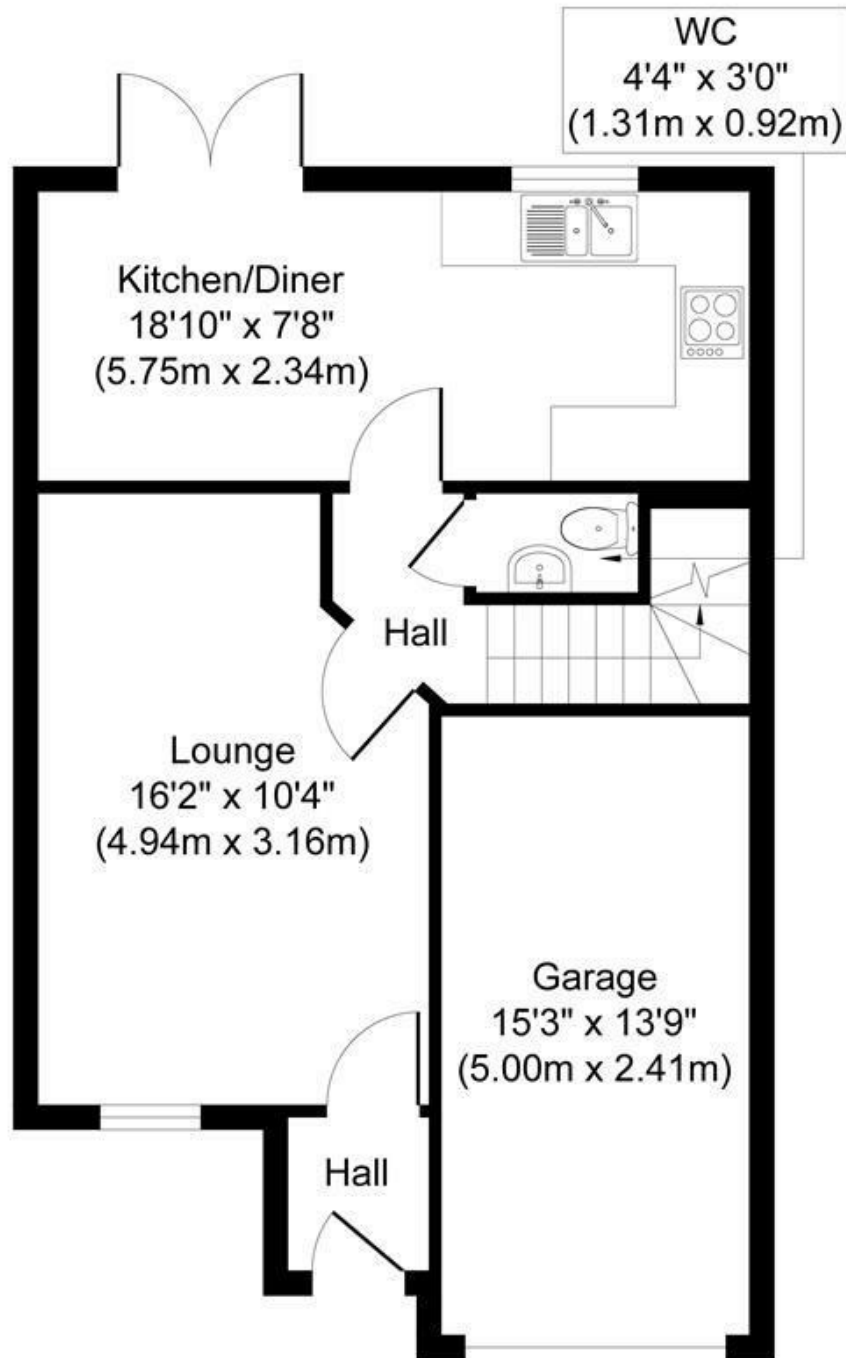
CASTLEFORD - 01977 558480

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.

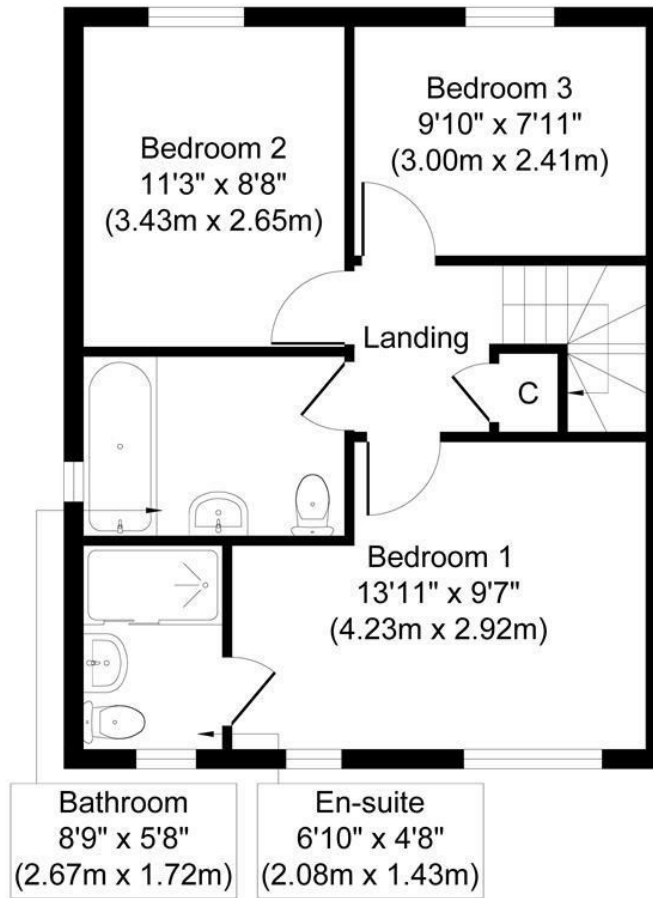




Ground Floor
Approximate Floor Area
524 sq. ft
(48.72 sq. m)

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
457 sq. ft
(42.43 sq. m)

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92-95	A			92-95	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
49-54	E			49-54	E		
45-48	F			45-48	F		
35-44	G			35-44	G		
1-34				1-34			
All energy efficient - higher ranking costs				All environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	