

Park Row



Greenacres Mobile Home Park, Flaxley Road, Selby, YO8 3RJ

Offers Over £80,000



**** GATED COMMUNITY ** CLOSE TO AMENITIES **** Situated in Selby, on a protected residential park, this Park Home briefly comprises: Hall, Lounge, Kitchen, two Bedrooms and Bathroom. Externally, the property benefits from allocated parking and patio area. **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 OVERVIEW

Located on the Greenacres Mobile Home Park in Selby, this well-presented two-bedroom park home offers comfortable and secure living in a gated residential community. The property features a spacious lounge, and a modern kitchen, providing a well-balanced layout for relaxed living. The hallway leads to two well-proportioned bedrooms and a bathroom. Externally, the home benefits from a dedicated parking space. Conveniently located close to local amenities, this property is ideal for those seeking a peaceful yet accessible location.

ACCOMMODATION

Lounge

11'7" x 11'2" (3.55m x 3.42m)

Kitchen

11'7" x 9'10" (3.55m x 3.01m)

Inner Hallway

Bedroom One

11'7" x 10'0" (3.55m x 3.06m)

Bedroom Two

8'6" x 8'2" (2.60m x 2.50m)

Bathroom

8'5" x 4'5" (2.58m x 1.37m)

Exterior

Externally, the home benefits from a dedicated parking space.

DIRECTIONS

From our Selby office, continue on Finkle Street which becomes Micklegate. Turn left onto the B1223 Water Lane and follow the road before proceeding straight over the mini roundabout on Flaxley Road. Proceed down the road for approximately 1.5 Miles and the Greenacres complex can be found on the left hand side.

HEATING & 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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Leasehold

Local Authority: North Yorkshire 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.

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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRAC - 01977 791133

CASTLEFORD - 01977 558480

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Oil

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.

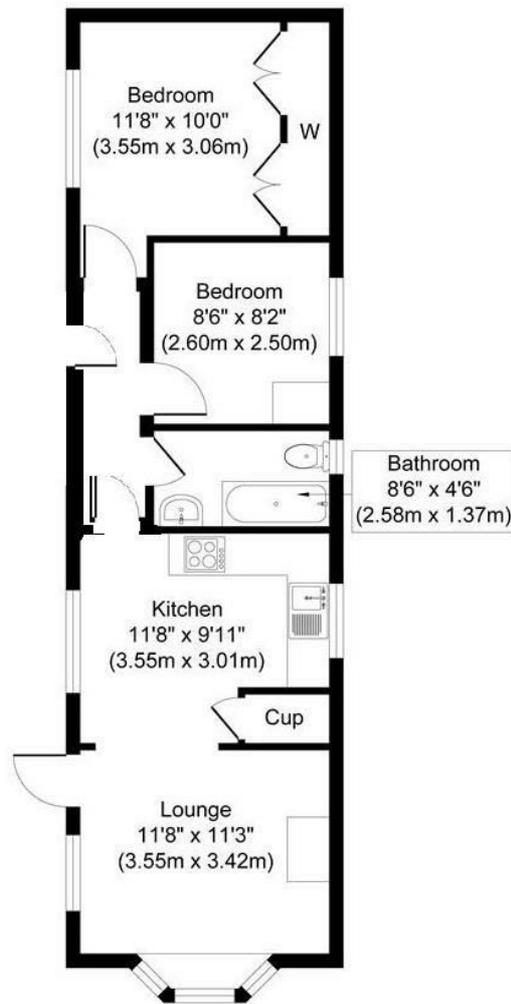


VIEWINGS

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.





Approximate Floor Area
472 sq. ft
(43.88 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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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Very energy efficient - lower running costs | Current | Very environmentally friendly - lower CO ₂ emissions | Current |
| 92-100 A | | 92-100 A | |
| 81-91 B | | 81-91 B | |
| 69-80 C | | 69-80 C | |
| 55-68 D | | 55-68 D | |
| 39-54 E | | 39-54 E | |
| 21-38 F | | 21-38 F | |
| 1-20 G | | 1-20 G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |