

# Park Row



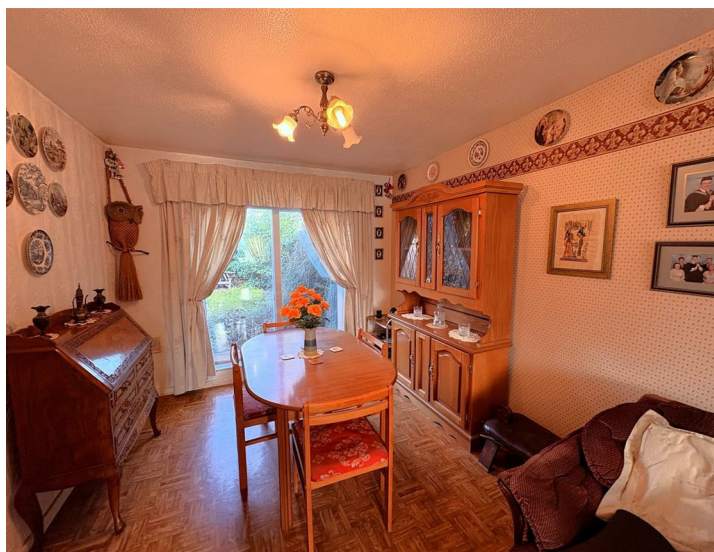
**Charles Street, Selby, YO8 4YG**

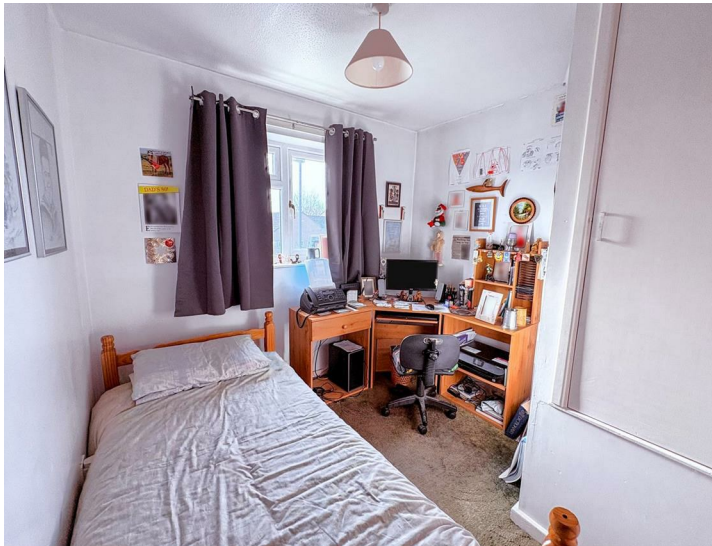
**Offers Over £150,000**



**\*\* NO UPWARD CHAIN \*\* \*\* WARM AIR CENTRAL HEATING\*\*** This semi-detached property briefly comprises: Hall, Lounge/Diner, Kitchen and W.C. To the first floor Landing, two double Bedrooms, a single Bedroom and Bathroom. Externally the front benefits from a low maintenance garden laid to lawn, whilst the rear garden is mainly laid to lawn with a wooden shed and a pedestrian access gate. **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

Situated in a popular area of Selby, this Semi-Detached property offers excellent access to local amenities, well regarded schools, and convenient bus routes. Available with no onward chain, it presents an ideal opportunity for first-time buyers, investors, or those seeking to downsize while remaining close to essential facilities.

The accommodation includes a spacious lounge/diner, W.C and a kitchen with direct access to the enclosed rear garden. To the first floor are two double bedrooms, one single bedroom and a modern family bathroom.

Externally, the property benefits from a front garden mainly laid to lawn and enclosed rear garden mainly laid to lawn with mature shrubs, a wooden shed and store.

## GROUND FLOOR ACCOMMODATION

### Lounge

14'9" x 12'9" (4.5m x 3.89m)

### Dining Area

8'8" x 9'5" (2.65m x 2.89m)

### Kitchen

8'8" x 9'9" (2.66m x 2.98m)

### Ground Floor W.C.

4'9" x 3'1" (1.47m x 0.96m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

11'9" x 10'8" (3.59m x 3.27m)

### Bedroom Two

11'6" x 9'5" (3.51m x 2.89m)

### Bedroom Three

8'10" x 8'7" (2.7m x 2.63m)

### Bathroom

5'6" x 6'9" (1.68m x 2.07m)

## EXTERIOR

### Front

Front garden mainly laid to lawn

### Rear

To the rear is an enclosed rear garden mainly laid to lawn with mature shrubs, a wooden shed and store.

### Directions

Leave Selby via Millgate and at the mini roundabout turn right onto Bondgate, then left onto Charles Street. The property is on the right and can be clearly identified by our Park Row Properties 'For Sale' board

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

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.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas Warm Air Central Heating

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

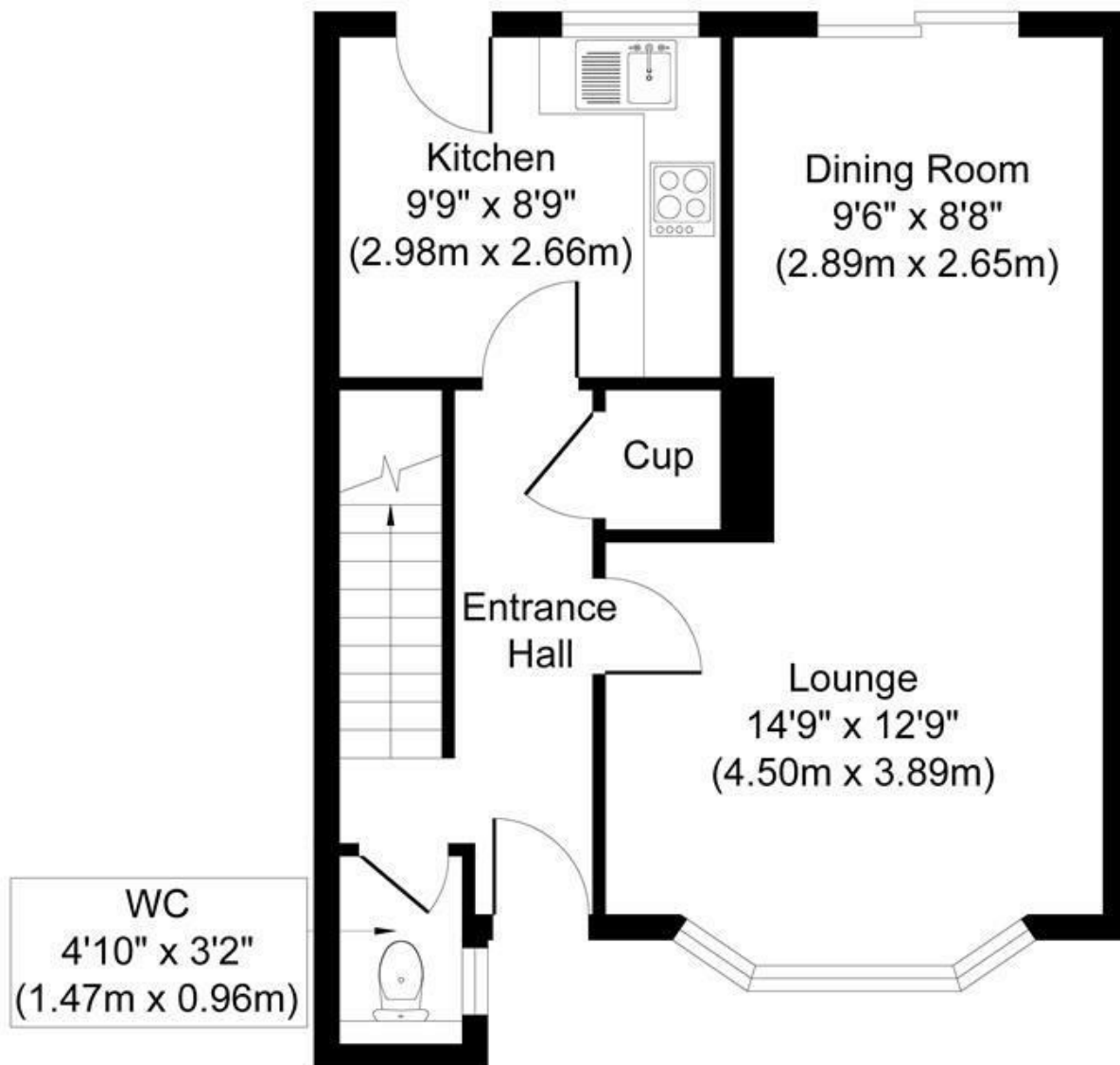
CASTLEFORD - 01977 558480

## **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.

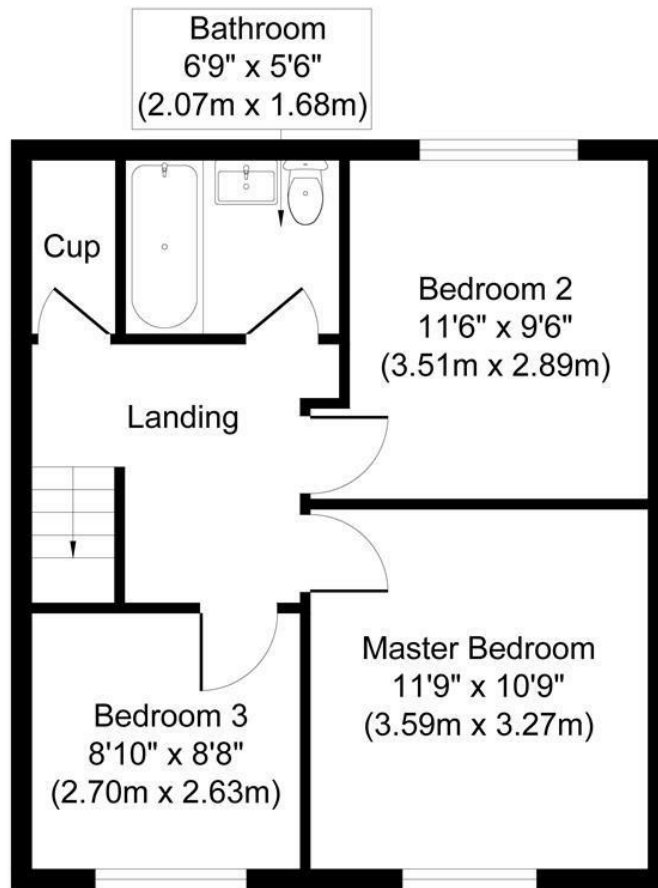




**Ground Floor**  
**Approximate Floor Area**  
**460 sq. ft**  
**(42.78 sq. m)**

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**  
**441 sq. ft**  
**(40.95 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

