

# Park Rôw

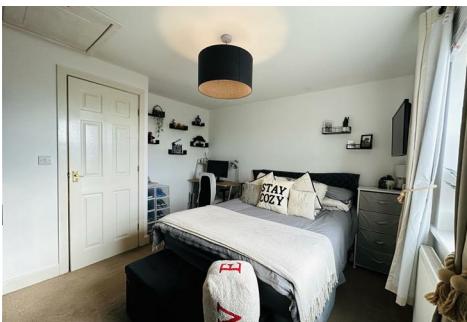


**The Maltings, Cliffe, Selby, YO8 6PP**

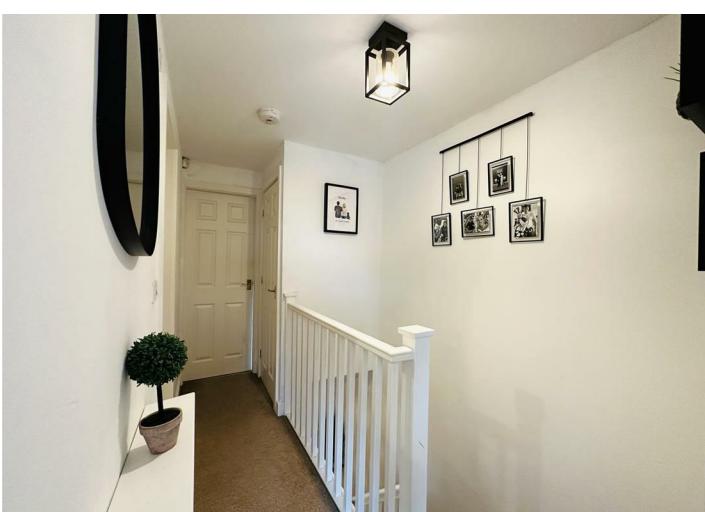
**Offers Over £160,000**



**\*\*VILLAGE LOCATION\*\* SOUTH FACING GARDEN\*\*** Situated in the village Cliffe, this mid-terrace home briefly comprises: Hall, Lounge, Ground Floor W.C, and Kitchen. To the First Floor are Two Bedrooms with a Family Bathroom. Externally the property has an enclosed low-maintenance rear yard with gate access. **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'**









## PROPERTY OVERVIEW

Situated in the sought after village of Cliffe, this well presented mid-terrace property offers living in a peaceful location.

The ground floor comprises an entrance hall, a spacious lounge, a convenient ground floor W.C and fitted kitchen. The first floor features two double bedrooms and a family bathroom, making it ideal for couples, small families, or first time buyers.

Externally, the property benefits from one allocated parking space and an enclosed, low-maintenance rear garden, perfect for relaxing or entertaining. The home is within easy reach of local amenities and transport links, offering both village charm and excellent connectivity.

## GROUND FLOOR ACCOMMODATION

### Hall

4'3" x 3'4" (1.31m x 1.02m)

### Lounge

14'5" x 11'6" (4.41m x 3.52m)

### Ground Floor w.c

4'7" x 3'9" (1.40m x 1.15m )

### Kitchen

11'6" x 9'11" (3.51m x 3.03m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

11'6" x 11'3" (3.51m x 3.43m)

### Bedroom Two

11'6" x 9'1" (3.53m x 2.78m)

### Bathroom

6'5" x 5'6" (1.97m x 1.69m)

## EXTERIOR

### Front

The property has one allocated parking space.

### Rear

Enclosed low maintenance garden with paved area and path to gated access.

## DIRECTIONS

From Finkle Street head east toward the A19 and follow signs out of town. Continue along the A63/Howden Road as you leave Selby and enter the village of Cliffe. On arriving in Cliffe, turn left onto York Road, then follow this road until you reach Oxen Lane and turn right onto The Maltings where the property can be clearly identified by a Park Row '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.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire

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.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas

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.

## 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:

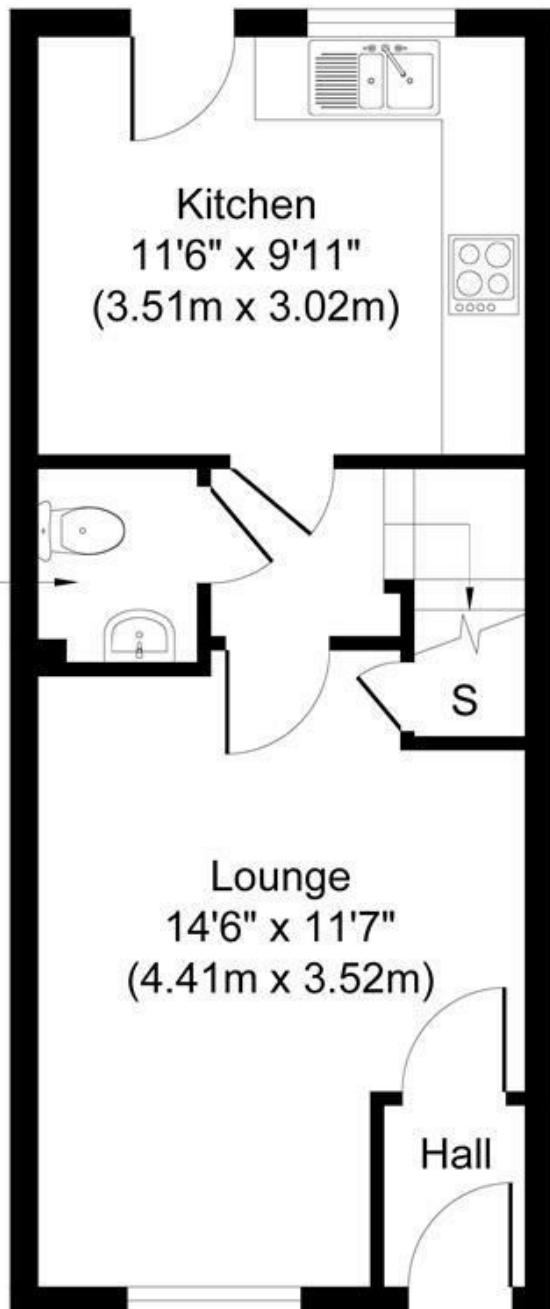
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

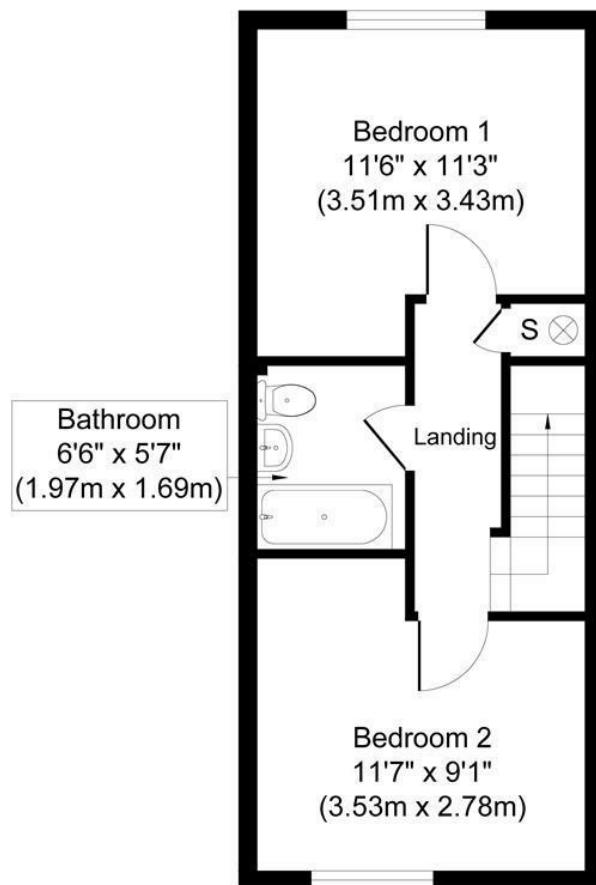
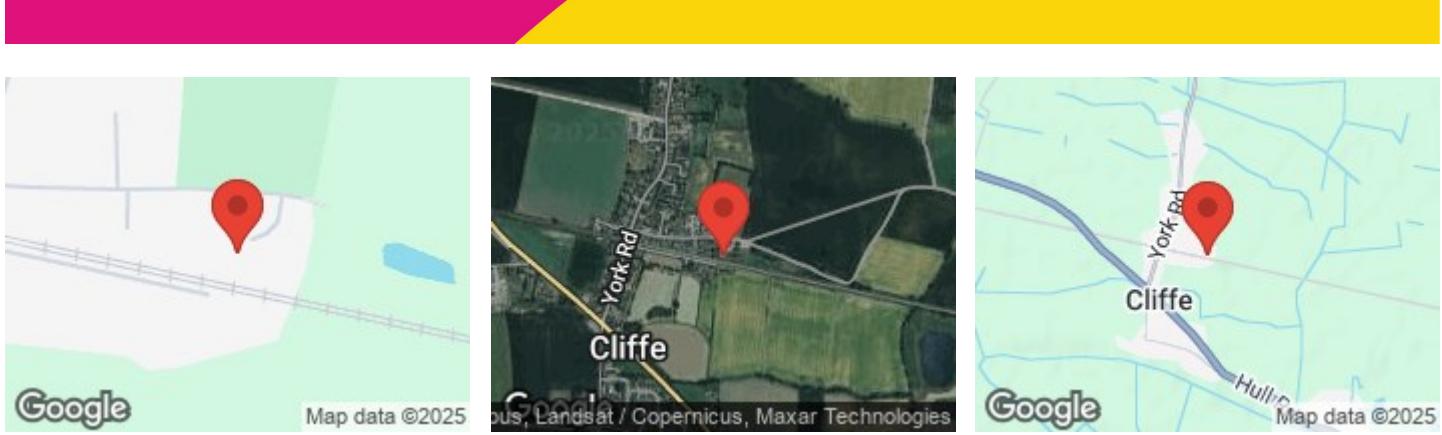
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**342 sq. ft**  
**(31.78 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**  
**342 sq. ft**  
**(31.78 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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**T** 01757 241124  
**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

14 Finkle Street, Selby, North Yorkshire, YO8 4DS  
[selby@parkrow.co.uk](mailto:selby@parkrow.co.uk)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (A) plus A	77	Very environmentally friendly - lower CO <sub>2</sub> emissions (A) plus A	91
(B) plus B	77	(B) plus B	91
(C) plus C	77	(C) plus C	91
(D) plus D	77	(D) plus D	91
(E) plus E	77	(E) plus E	91
(F) plus F	77	(F) plus F	91
(G) plus G	77	(G) plus G	91
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC