

# Park Row



**St. Leonards Avenue, Osgodby, Selby, YO8 5HE**

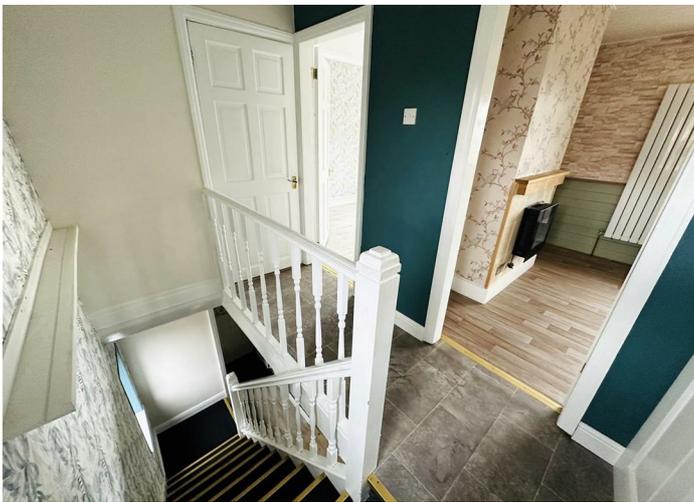
**£190,000**



**\*\* VIEWS OVER FIELDS \*\* CLOSE TO COMMUTER LINKS\*\*** Situated in Osgodby, this semi-detached property briefly comprises: Hall, Lounge, Conservatory and Kitchen Diner. To the First Floor: three bedrooms and Bathroom. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE AND SIZE OF 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

This three-bedroom semi-detached home offers spacious and versatile living, ideal for families or first-time buyers. Situated in a popular residential area with excellent commuter links, the property benefits from a fully enclosed rear garden, providing both privacy and security. Internally, the home features a generous lounge, kitchen, and a bright conservatory that offers additional living or dining space, perfect for year-round enjoyment. The fully enclosed rear garden offers a private outdoor space, complete with a brick-built garage and additional wooden storage sheds, ideal for a variety of uses. With generous room sizes and a practical layout, this home offers comfortable living in a well-connected location. An ideal choice for buyers looking for a property with solid features and plenty of potential to make it their own.

## GROUND FLOOR ACCOMMODATION

### Hall

11'9" x 5'7" (3.60m x 1.72m)

### Lounge

16'8" x 12'0" (5.09m x 3.66m)

### Conservatory

12'7" x 8'10" (3.84m x 2.70m)

### Kitchen Diner

16'4" x 9'6" (5.00m x 2.90m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

12'1" x 9'6" (3.70m x 2.92m)

### Bedroom Two

9'6" x 9'6" (2.92m x 2.92m)

### Bedroom Three

6'11" x 5'8" (2.11m x 1.74m)

### Bathroom

5'8" x 5'6" (1.74m x 1.70m)

## EXTERIOR

### Front

Off street parking to the front of the property. Wooden pedestrian access gate for access to the rear garden.

### Rear

Fully enclosed rear garden with brick built garage and additional wooden storage sheds.

## DIRECTIONS

Proceed through Selby passing Selby Abbey on the left-hand side. Heading towards York, go straight ahead at the traffic lights over the Toll Bridge. At the roundabout, take the second exit A19 and at the following roundabout take the first exit heading towards York. At the next roundabout, take the third exit onto Hull Road/A63. Take the first left onto St. Leonards Avenue and the property 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

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G

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 Practises) 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

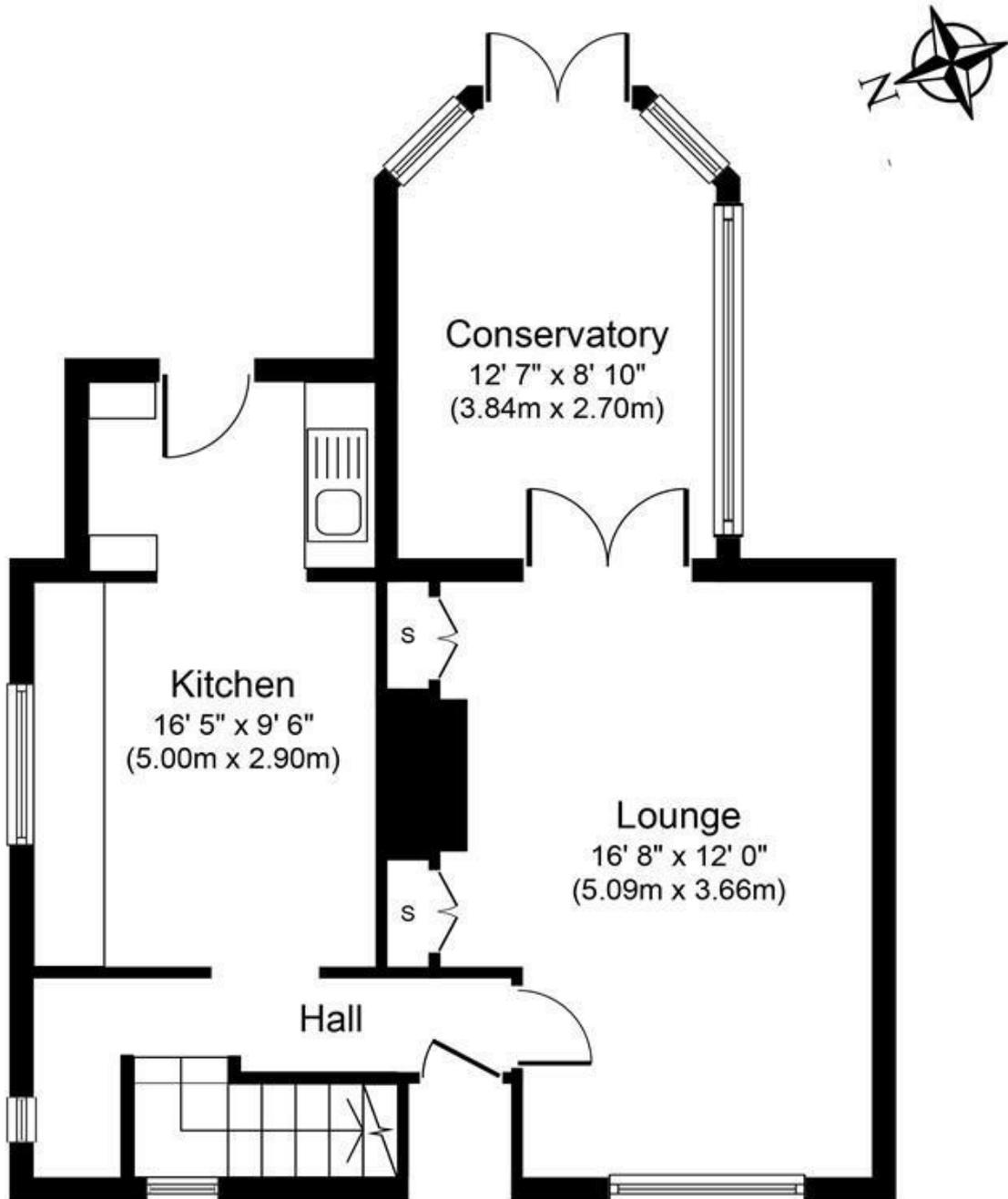
CASTLEFORD - 01977 558480

## **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.

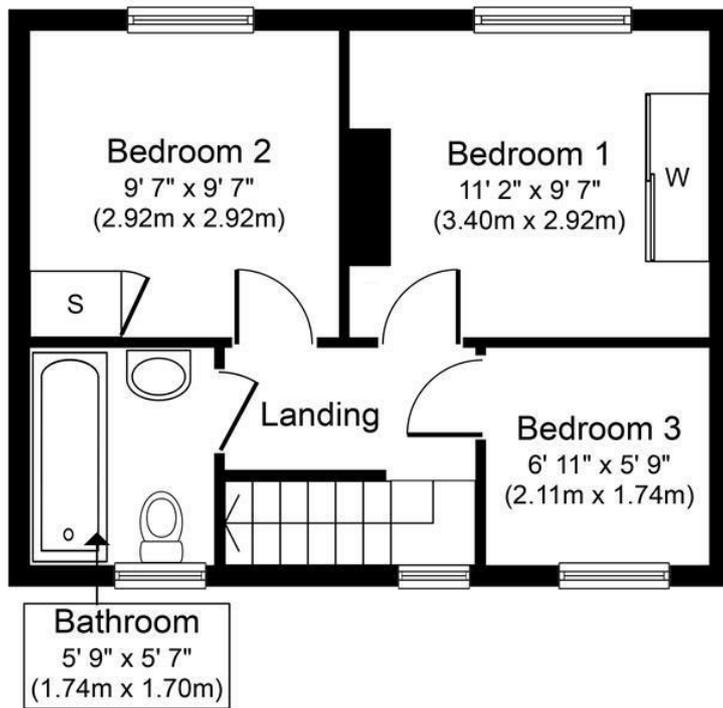




**Ground Floor**  
**Approximate Floor Area**  
**550 sq. ft.**  
**(51.1 sq. m.)**

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**  
**352 sq. ft.**  
**(32.7 sq. m.)**

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