Park Rôw



Pond Street, Selby, YO8 5AS

Offers Over £180,000

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** OFF STREET PARKING ** TOWN CENTRE LOCATION ** Situated in Selby this mid-terrace house briefly comprises: Hall, Lounge and Kitchen Diner. To the first floor are two bedrooms and family bathroom. Externally the property has a patioed seating area and driveway. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POTENTIAL 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

Internally, the property offers a beautifully presented and contemporary living space, ideal for first-time buyers looking to step straight into a home with minimal work required. The inviting lounge is centred around a charming log burner, creating a cosy focal point, while neutral décor and modern finishes throughout provide a bright and welcoming atmosphere. Well-proportioned accommodation combines character and comfort, making this an excellent home for both everyday living and entertaining.

Externally, the property continues to impress with a low-maintenance enclosed rear garden, featuring a block paved driveway and decked seating area, perfect for outdoor dining and relaxation with the added benefit of off-street parking, a highly desirable feature for properties in this location. To the front, the home enjoys an attractive traditional façade and a pleasant front garden set behind a boundary fence.

Situated in a central Selby location, the property is within easy reach of a wide range of local amenities, including shops, supermarkets, cafés, schools and transport links. Selby town centre and railway station are both conveniently accessible, making the property an excellent choice for commuters and those seeking everyday convenience. Combining stylish accommodation, outdoor space, off-street parking and a sought-after location, this home presents an exceptional opportunity for first-time buyers and investors alike.

GROUND FLOOR ACCOMMODATION

Hall
4'8" x 3'1" (1.43m x 0.94m)

Lounge
13'10" x 12'10" (4.23m x 3.92m)

Kitchen
15'11" x 12'5" (4.87m x 3.79m)

FIRST FLOOR ACCOMMODATION

Bedroom One
13'11" x 12'10" (4.25m x 3.92m)

Bedroom Two
11'11" x 8'7" (3.65m x 2.62m)

Bathroom
8'5" x 6'11" (2.58m x 2.11m)

EXTERIOR

Front
To the front an enclosed lawned courtyard, stepping onto a public footpath.

Rear
To to rear is a low maintenance garden which is patioed with decked seating area and driveway.

Directions
From Selby Town Centre/Gowthorpe. Head towards York (A19). At the traffic lights go straight ahead over the Toll Bridge. Pond Street is the second left. The property is located on the right hand side and can clearly be identified by our Park Row Properties 'For Sale' board.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains
Heating: Gas Mains
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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: North Yorkshire County 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.

AGENT NOTE

Some marketing materials for this property (including photographs and descriptions) may have been enhanced using AI for illustrative purposes only. These do not alter the property's actual condition or features. Please arrange a viewing and verify all details independently.

AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

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.

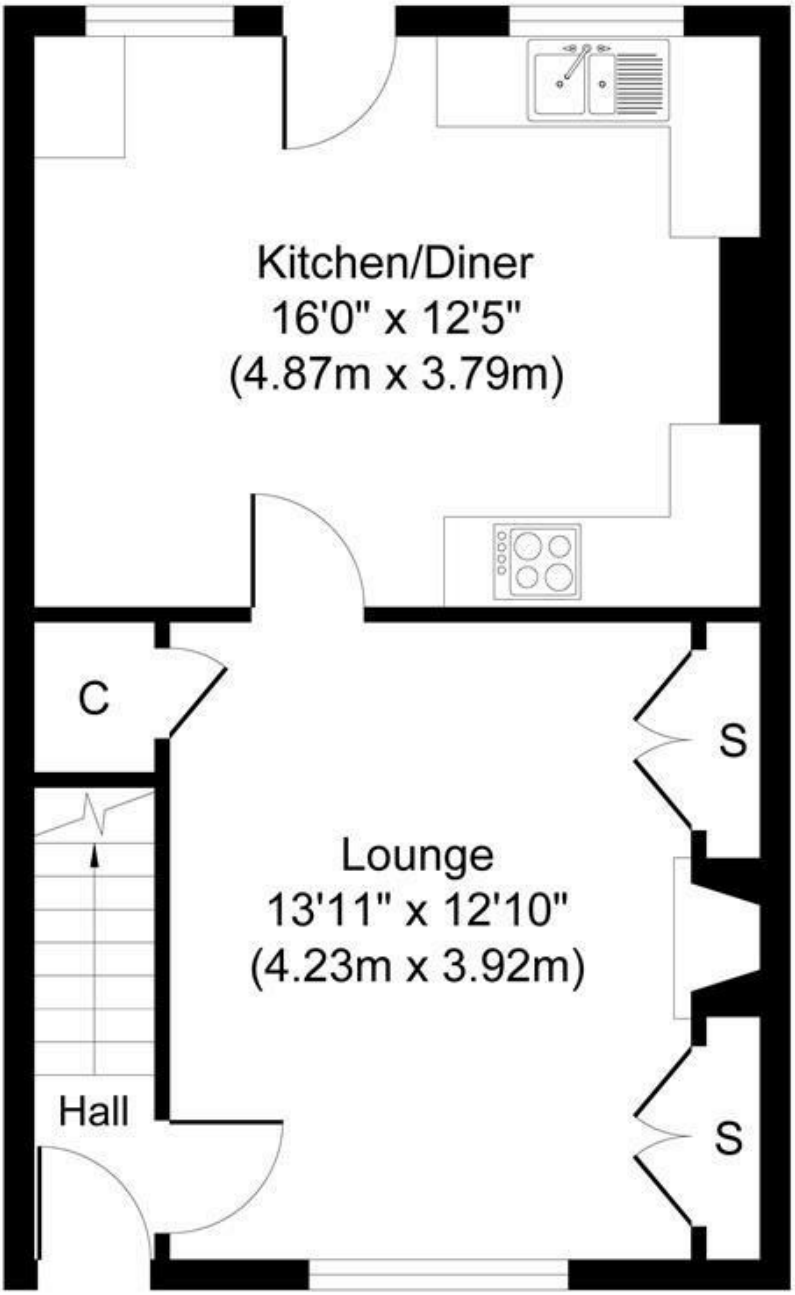
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT/CASTLEFORD - 01977 791133

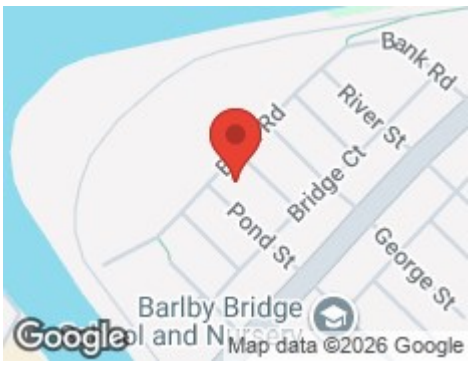
VIEWINGS.

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.



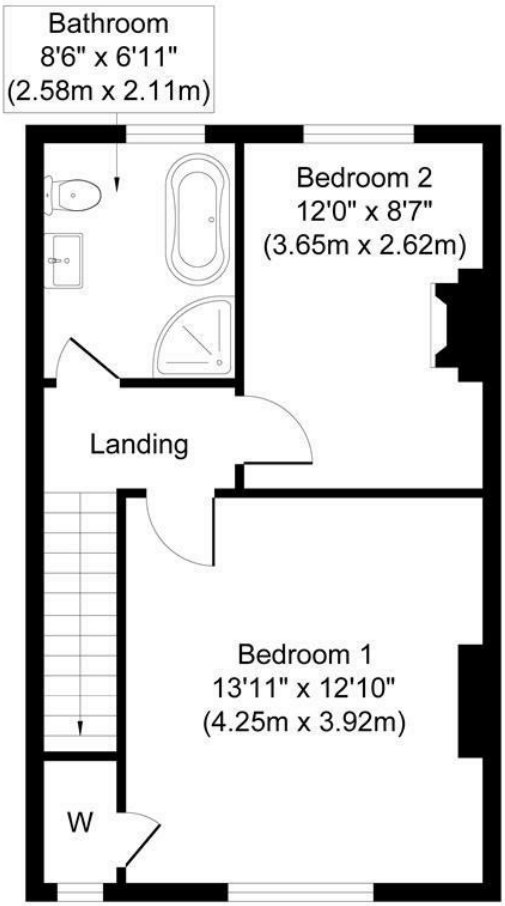
Ground Floor
Approximate Floor Area
421 sq. ft
(39.13 sq. m)

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
421 sq. ft
(39.13 sq. m)

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