Park Rôw



Shipyard Road, Selby, YO8 8BW

Auction Guide £125,000

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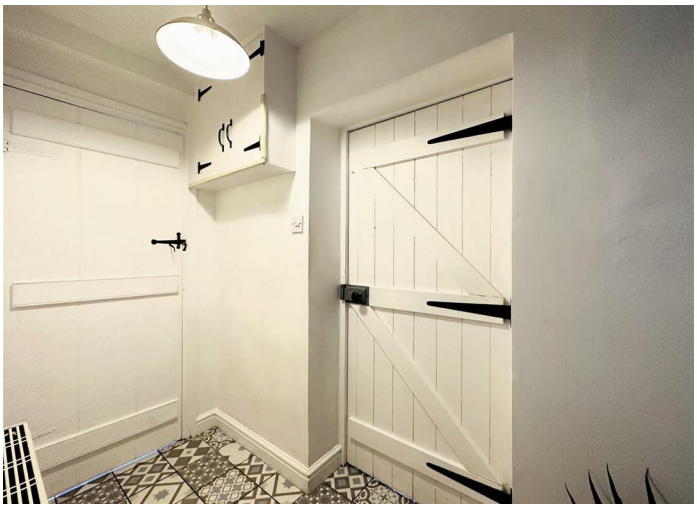
** CASH BUYERS ONLY ** FOR SALE VIA AUCTION** Being sold via Secure Sale online bidding. Terms & Conditions apply **

This semi detached property in a unique position in Selby comprises of Hall, Lounge, Kitchen/Diner, and Utility. To the First Floor are two Bedrooms and Bathroom. Externally, the property has an enclosed rear garden with decking, and views over the river and canal to the front. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE 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

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £125,000,This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Situated in a unique and picturesque part of Selby, this charming semi-detached property enjoys attractive views towards the canal and river, offering a peaceful setting while remaining conveniently located for local amenities. The ground floor accommodation comprises an entrance porch leading into a welcoming hallway, a comfortable lounge, and a spacious kitchen diner ideal for everyday living and entertaining. A separate utility room provides additional practicality and storage. To the first floor, the property offers two well-proportioned bedrooms along with a family bathroom. Externally, the home enjoys pleasant views over the canal and river, creating a particularly appealing outlook. To the rear is a fully enclosed garden featuring decking, providing an excellent space for outdoor dining and relaxation. The property also includes a useful external store room and multi-fuel stove that provides heating for the whole property. Overall, this property presents a wonderful opportunity for those seeking a home in a distinctive waterside setting with well-balanced accommodation both inside and out.

AGENT NOTE

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.
These prices are subject to change.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

GROUND FLOOR ACCOMMODATION

Porch
4'9" x 4'5" (1.47m x 1.37m)

Hall
7'9" x 5'0" (2.38m x 1.53m)

Living, Kitchen Dining Room
22'0" x 16'4" (6.71m x 4.98m)

Utility
8'5" x 4'3" (2.58m x 1.32m)

FIRST FLOOR ACCOMMODATION

Bedroom One
15'9" x 12'9" (4.81m x 3.89m)

Bedroom Two
10'9" x 7'11" (3.28m x 2.42m)

Bathroom
7'8" x 5'2" (2.36m x 1.59m)

EXTERNAL

Store Room
8'11" x 8'0" (2.74m x 2.44m)

Front

Rear
Enclosed rear garden with decking area.

DIRECTIONS
Leaving our Selby branch, travel North and turn right onto Water Lane/ B1223. Continue forward onto Ousegate, past the traffic lights. at the left turn at canal bridge take the road in between the garage and canal which will take you along side the canal to a carpark where you can then walk over the canal walkway where the property can be clearly identified by our Park Row Properties 'For Sale' board.

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 & 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: 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: Solid fuel back boiler and log burner
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.

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.

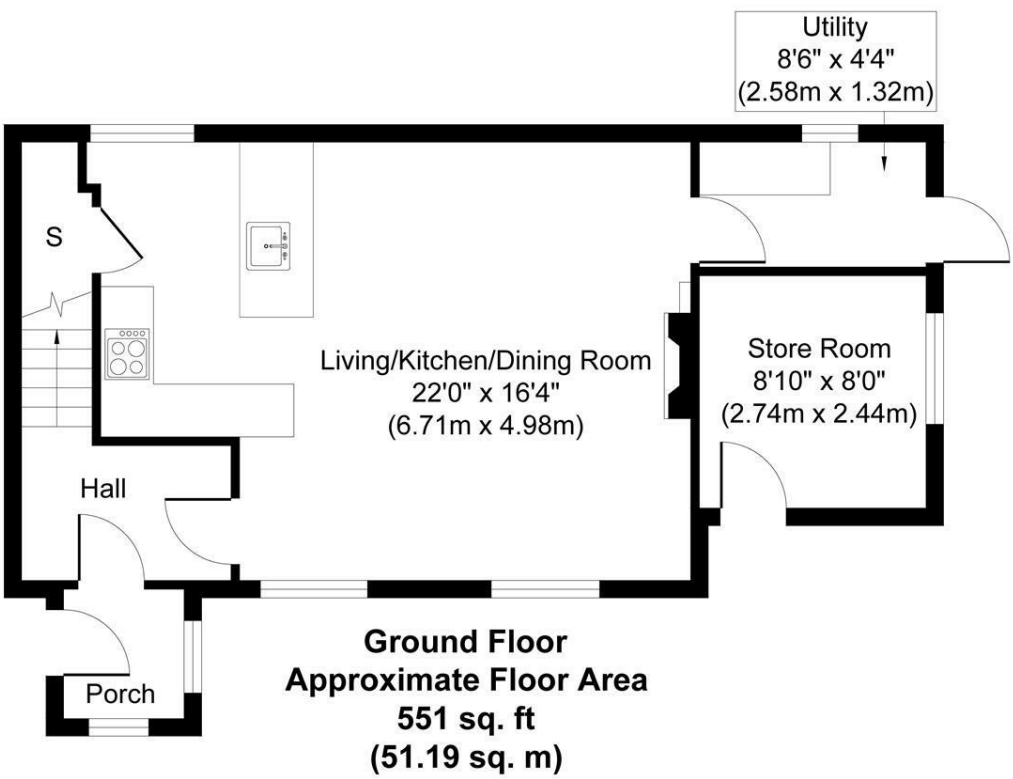
MEASUREMENTS
These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

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
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480



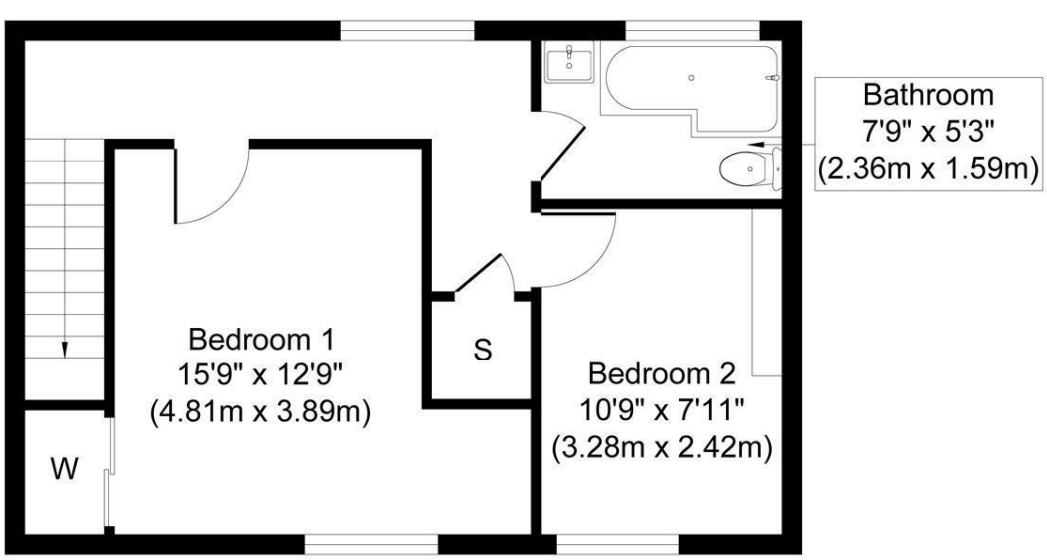
Ground Floor
Approximate Floor Area
551 sq. ft
(51.19 sq. m)

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
408 sq. ft
(37.89 sq. m)

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