

# Park Row



**Nalton Street, Selby, YO8 4AE**

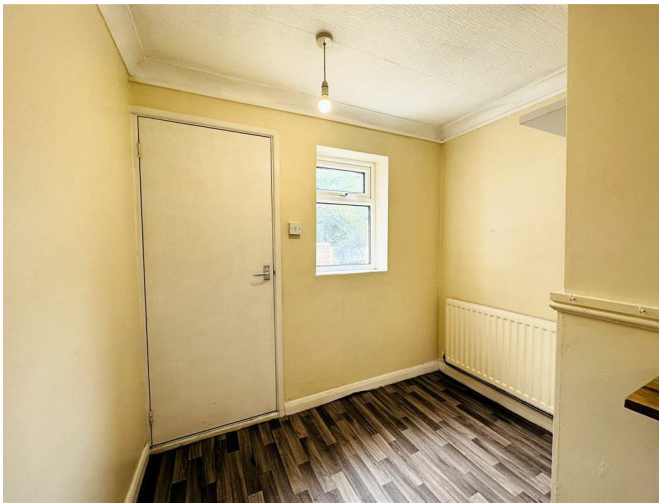
**Offers Over £140,000**

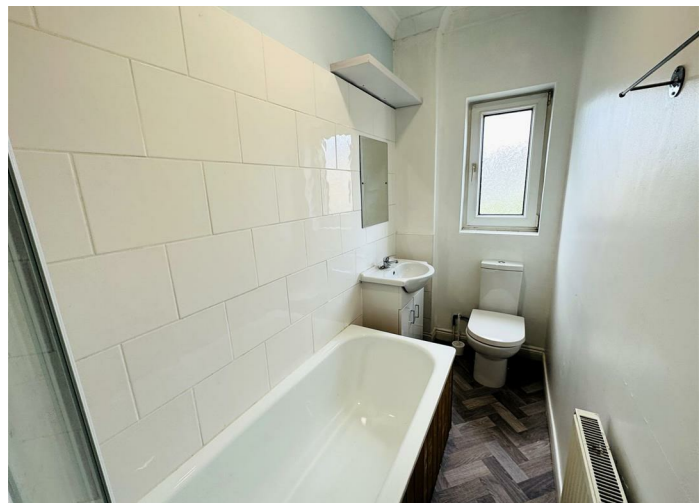


**\*\* IDEAL FOR FIRST TIME BUYERS \*\* NO UPWARD CHAIN \*\*** Situated within close proximity of Selby town centre, this mid-terrace property briefly comprises: Entrance Hall, Dining Room/Bedroom, Lounge, Kitchen, Rear Hall and Ground Floor w.c. To the First Floor are two bedrooms and Bathroom. The Second Floor offers a spacious Loft Room. Externally the property has an enclosed low-maintenance rear courtyard. **VIEWING IS RECOMMENDED TO FULLY APPRECIATE 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

Located in the heart of Selby town, this charming mid-terrace property offers spacious and versatile living accommodation arranged over three floors.

The ground floor features a welcoming dining room, with the potential to be used as a bedroom, a comfortable lounge, and a well-appointed kitchen. To the first floor, there are two good-sized bedrooms and a family bathroom. The second floor boasts an attic room.

Externally, the property benefits from a low-maintenance rear courtyard.

Situated close to local amenities, schools, and transport links, this property would make an ideal first-time buy or investment opportunity.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

14'9" x 3'3" (4.52m x 1.00m)

### Dining Room / Bedroom Three

11'3" x 9'9" (3.44m x 2.99m)

### Lounge

13'3" x 13'0" (4.05m x 3.98m)

### Kitchen

16'6" x 7'11" (5.05m x 2.43m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

13'3" x 11'3" (4.05m x 3.44m)

### Bedroom Two

10'11" x 8'11" (3.33m x 2.72)

### Bathroom

10'10" x 4'0" (3.32m x 1.23m)

## SECOND FLOOR ACCOMMODATION

### Loft Space

18'8" x 12'2" (5.71m x 3.73m)

## EXTERIOR

### Front

Direct access onto public pedestrian footpath.

### Rear

Fully enclosed, low maintenance rear courtyard.

## DIRECTIONS

Continue along from Gowthorpe through the traffic lights in

the direction of Doncaster and take the second left on Ebor Street. Continue onto Nalton Street 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 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.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas Mains

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.

## 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.

## 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.

## **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

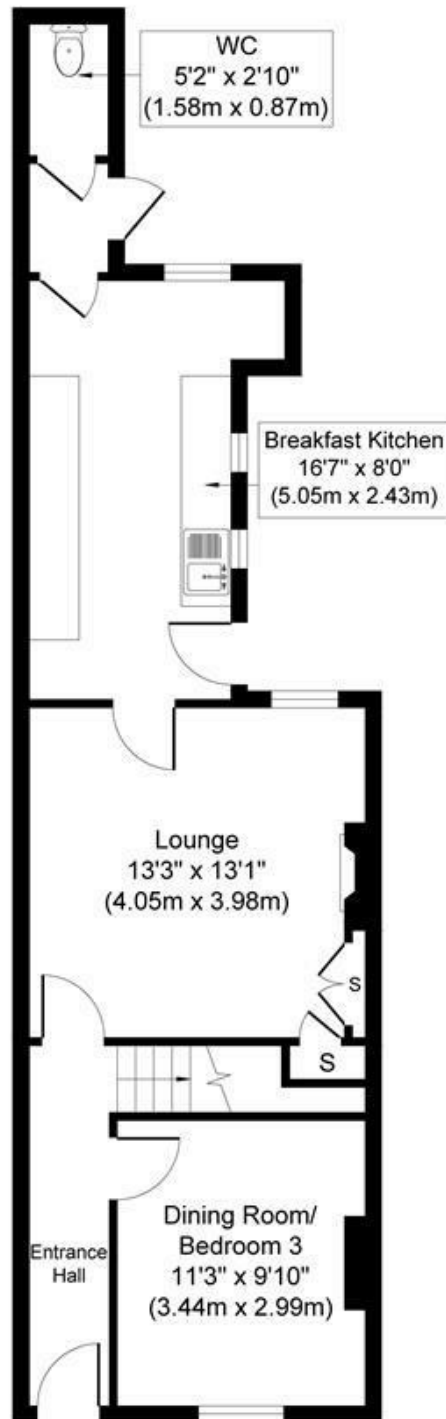
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

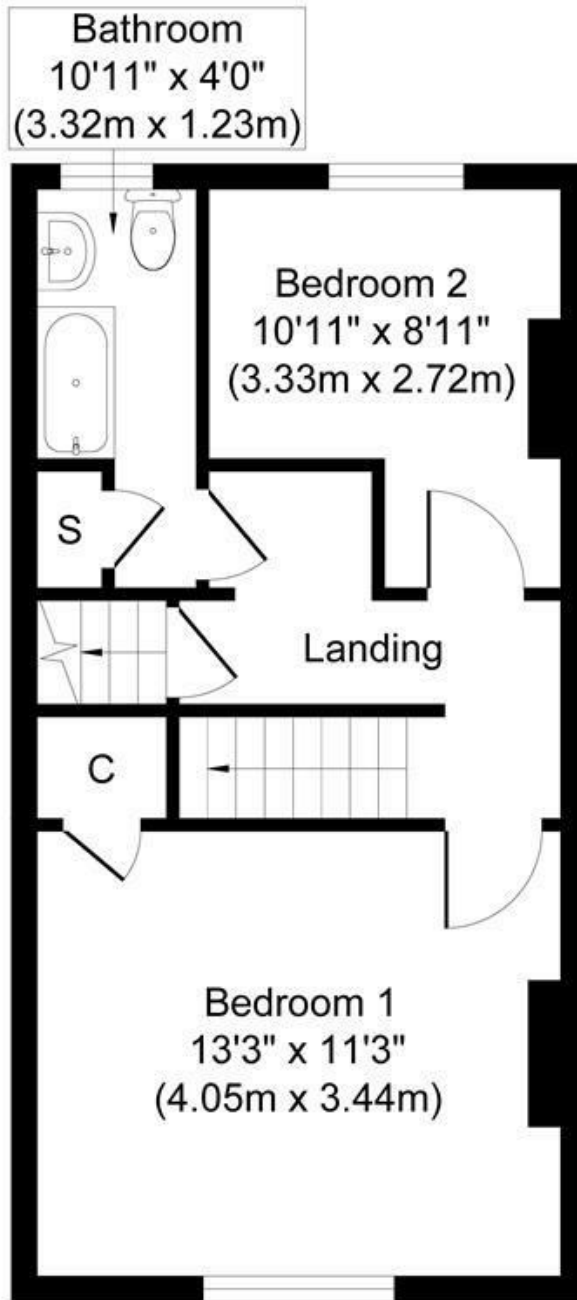




**Ground Floor**  
**Approximate Floor Area**  
**540 sq. ft**  
**(50.16 sq. m)**

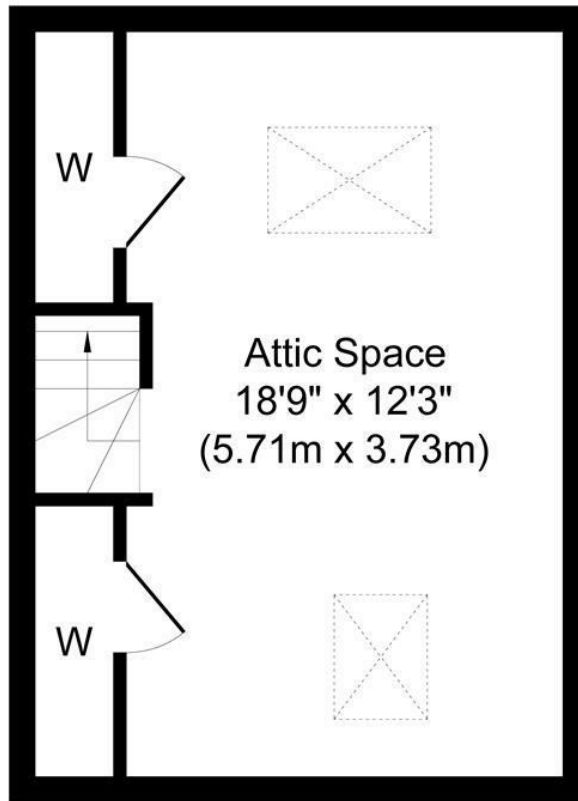
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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**  
**367 sq. ft**  
**(34.10 sq. m)**

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**Second Floor**  
**Approximate Floor Area**  
**249 sq. ft**  
**(23.12 sq. m)**

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