

Park Row



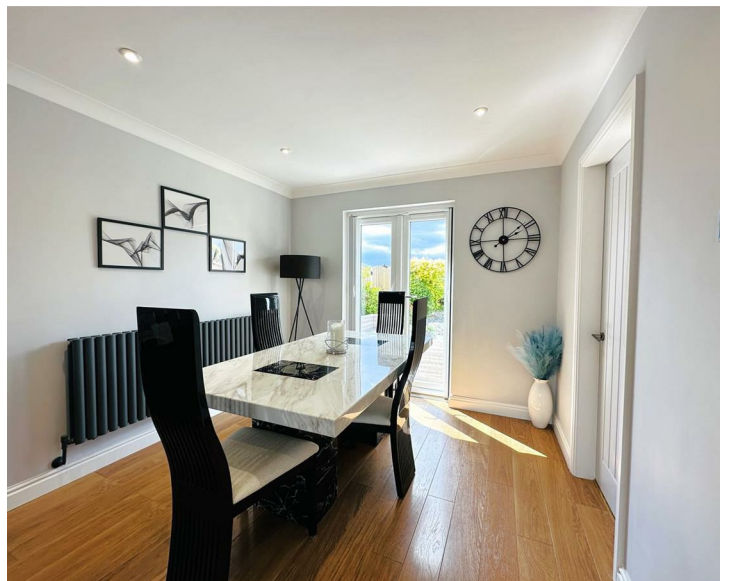
Cedar Crescent, Selby, YO8 4JW

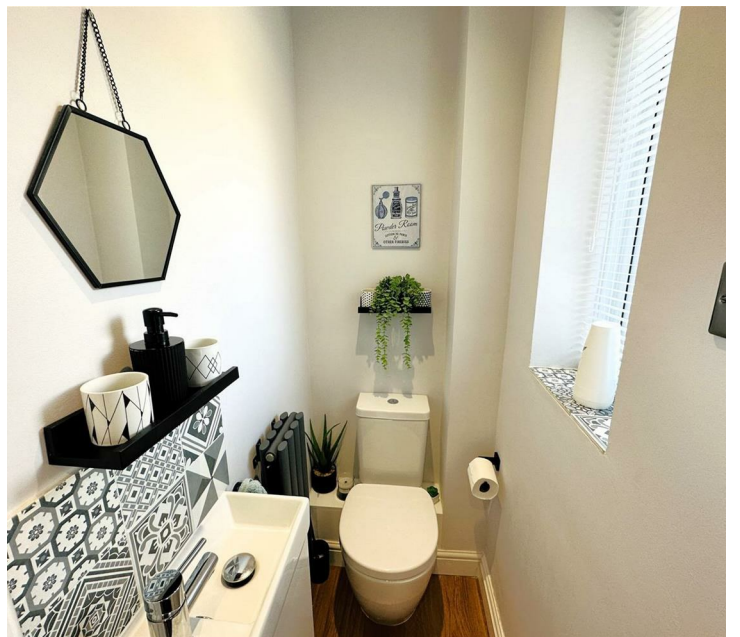
Offers Over £300,000



****ELECTRIC VEHICLE CHARGING POINT** OPEN VIEWS OVER RUGBY GROUNDS**** Situated in a sought-after area of Selby, this three-bedroom detached property briefly comprises: Hall, ground floor w.c, Lounge Diner and Kitchen. To the first floor are three bedrooms with bedroom one having fitted wardrobes, along with a stunning family Bathroom. Externally, the property benefits from a driveway to the front and a single garage. There is a fully enclosed rear garden with a patio area and pergola. **VIEWING HIGHLY 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

Situated in the highly sought-after Cedar Crescent off Leeds Road in Selby, this well-presented detached home offers spacious and versatile living ideal for modern family life, with the added benefit of open views over Selby Rugby Club grounds.

The ground floor accommodation comprises a welcoming lounge diner, perfect for relaxing and entertaining providing an excellent space for family meals and social gatherings, alongside a contemporary kitchen and a convenient downstairs WC completing the ground floor layout.

To the first floor, the property boasts Three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes, in addition to a recently fitted family bathroom with separate walk-in shower.

Externally, the property features a neat front garden with decorative stones and a driveway to the side, leading to the garage. The enclosed rear garden is landscaped and offers a good degree of privacy, with a patio area ideal for outdoor dining and a pagola enjoying the attractive open field views of the Rugby Club grounds beyond. An electric vehicle (EV) charging point is also installed to the side of the garage, adding further practicality for modern living.

This attractive home combines charm with contemporary convenience and accessibility to town, making it an excellent choice for families seeking both space and links to both schools and town centre facilities.

GROUND FLOOR ACCOMMODATION

Entrance Hall

4'0" x 3'4" (1.23m x 1.03m)

Ground Floor w.c

4'4" x 2'7" (1.33m x 0.80m)

Lounge/Diner

23'1" x 16'7" (7.05m x 5.08m)

Kitchen

9'6" x 8'1" (2.91m x 2.47m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'2" x 9'5" (4.02m x 2.89m)

Bedroom Two

9'5" x 8'11" (2.88m x 2.73m)

Bedroom Three

9'8" x 8'3" (2.97m x 2.53m)

Bathroom

9'7" x 7'6" (2.94m x 2.31m)

EXTERIOR

Front

A paved pathway and tarmac driveway for two cars with decorative stone area to the front of the property, EV Charging point to the side of the garage.

Rear

A side pedestrian access gate leads to the fully enclosed south/west-facing rear garden, with a paved patio seating also accessible from patio doors, mature trees and shrubs, decorative stone and decked area with a Pergola, perfect for outdoor entertaining and enjoying the sunshine, rear gate with access to rugby ground.

DIRECTIONS

Leave Selby on A63 Leeds Road. Proceed on Leeds Road for approximately one mile until approaching the turning for Cedar Crescent on the left hand side. Continue into Cedar Crescent take the second turn right and the property is on the left.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: D

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

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.

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 - 01977 791133

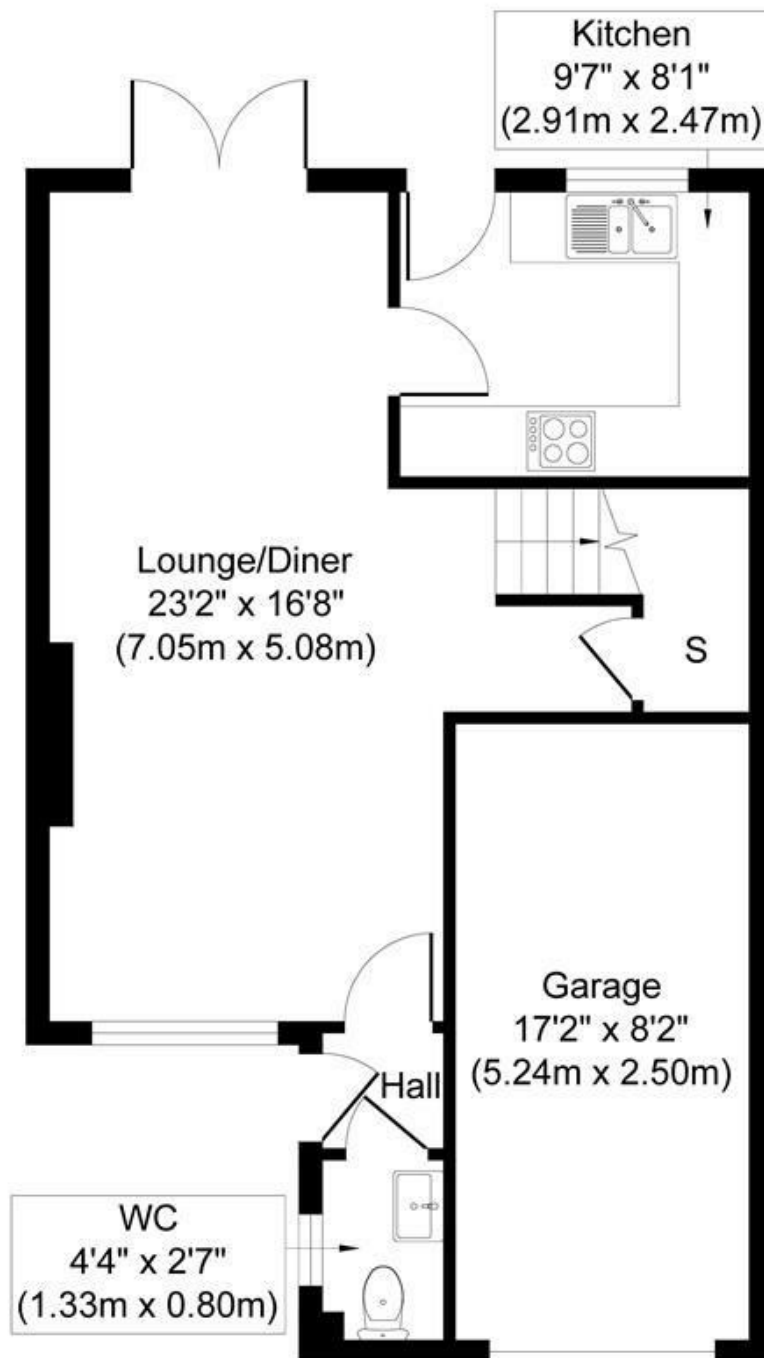
CASTLEFORD - 01977 558480

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.

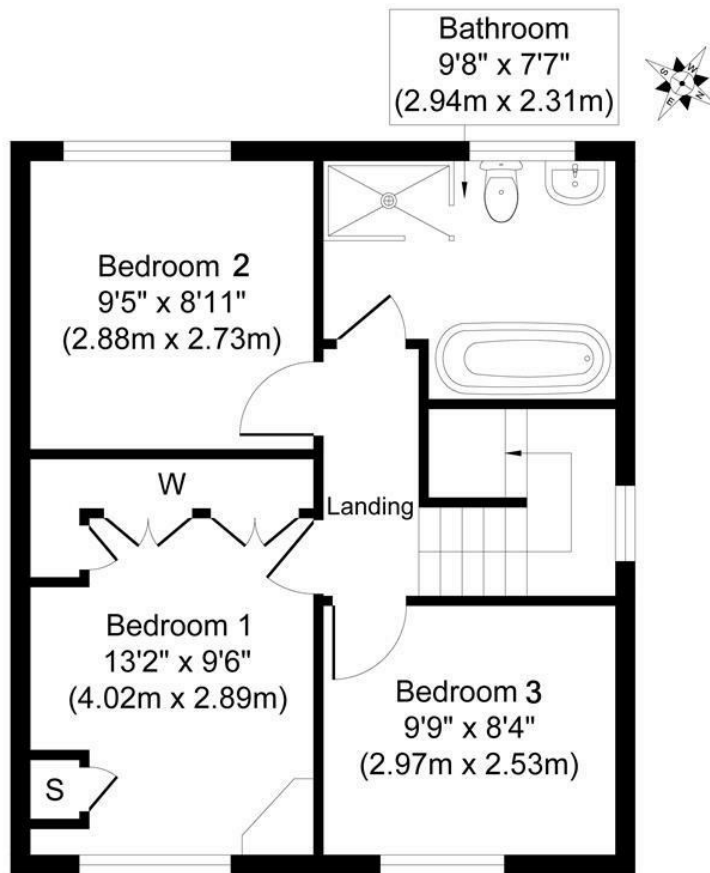




Ground Floor
Approximate Floor Area
557 sq. ft
(51.78 sq. m)

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
452 sq. ft
(41.94 sq. m)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC