

# Park Row



**Topcliffe Court, Selby, YO8 3WB**

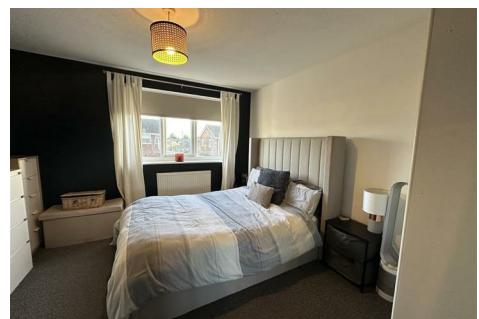
**Offers Over £190,000**



\*\* OWNED SOLAR PANELS \*\* OFF STREET PARKING \*\* Situated in Selby, this semi-detached home briefly comprises: Porch, Lounge and Breakfast Kitchen. The first floor offers two bedrooms and Bathroom.

Externally the property benefits from gardens to the front and rear with off street parking.

VIEWING IS HIGHLY RECOMMENDED 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

Tucked away in the highly sought-after cul-de-sac of Topcliffe Court, this semi-detached residence offers an exceptional opportunity for discerning first-time buyers and investors seeking quality. The welcoming entrance porch leads into a beautifully proportioned lounge designed for comfortable modern living. To the rear, the stylish breakfast kitchen opens seamlessly onto a fully enclosed, south-facing garden—an idyllic setting for al fresco dining and long summer afternoons.

The first floor hosts two impressive double bedrooms, each offering generous space and versatility.

The property further benefits from owned solar panels, providing valuable energy efficiency and reduced running costs. Externally, a substantial driveway offers parking for multiple vehicles, while the private rear garden is laid to lawn.

## GROUND FLOOR ACCOMMODATION

### Porch

4'5" x 3'10" (1.35m x 1.19m)

### Lounge

16'3" x 10'4" (4.96m x 3.15m)

### Breakfast Kitchen

11'5" x 10'11" (3.50m x 3.34m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

11'7" x 11'6" maximum (3.54m x 3.52m maximum)

### Bedroom Two

11'7" x 9'3" (3.54m x 2.84m)

### Bathroom

6'2" x 5'6" (1.90m x 1.68m)

## EXTERIOR

### Front and Side

Laid to lawn with off street parking to the side of the property.

### Rear

Fully enclosed and predominately laid to lawn with outside tap.

### Directions

Leave Selby via Millgate and at the mini roundabout turn right onto Bondgate. Proceed along and then turn left onto Kirkby Avenue and left again onto Topcliffe Court. The property can then clearly be identified by our Park Row Properties 'For Sale' board.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County Council

Tax Banding: B

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: Solar panels/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.

## 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

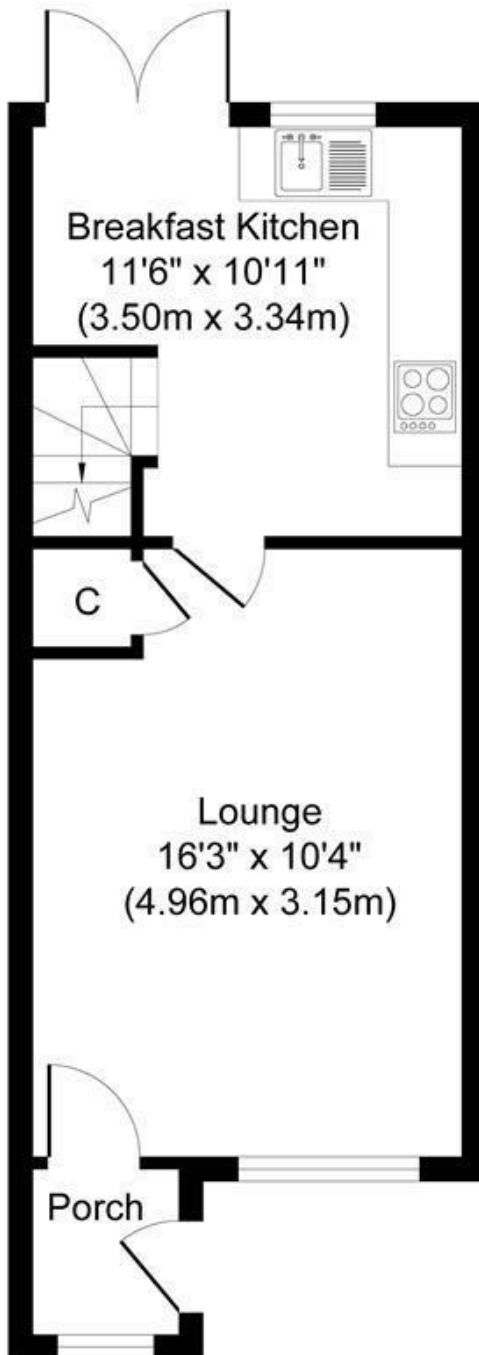
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## VIEWINGS

Strictly by appointment with the sole agents.

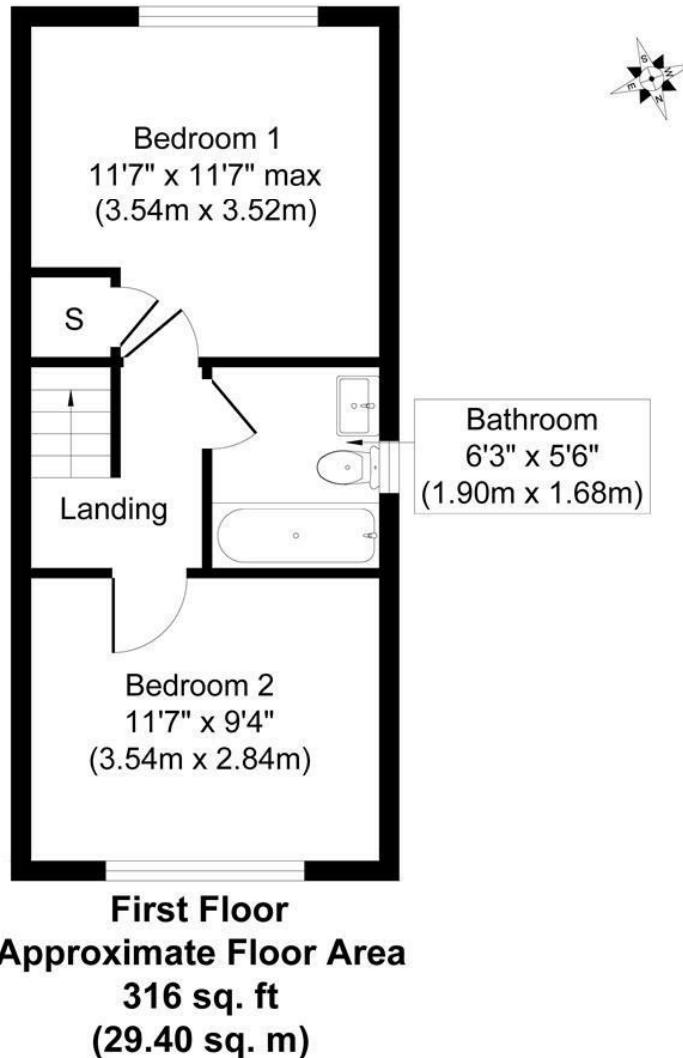
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
**Approximate Floor Area**  
**335 sq. ft**  
**(31.12 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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[selby@parkrow.co.uk](mailto:selby@parkrow.co.uk)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs (A plus)	90	Very environmentally friendly - lower CO <sub>2</sub> emissions (A plus)	91
(B)		(B)	
(C)		(C)	
(D)		(D)	
(E)		(E)	
(F)		(F)	
(G)		(G)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC