property details **approval form**

18 Greenacres, Mobile Home Park Flaxley Road, Selby, North Yorkshire, England, YO8 3RJ
Date: 19 November 2026 **Property Ref and Version:** SEL109247 - 0008

selling your home with us!

william h brown

>> let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.
What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> price

£80,000

Tenure:

>> key features

- Park home designated for over 45s!
- Two bedrooms
- Open plan kitchen/living area
- Allocated parking space
- Garden to rear and side
- Close to Selby town centre, transport links and local amenities!
- NO ONWARD CHAIN!
- EPC Rating: Exempt

>> short description

A well-presented two-bedroom park home located on a popular over-45s development, close to Selby town centre. Featuring an open-plan lounge and kitchen, side and rear gardens and allocated parking. Ideal for low-maintenance living.

>> long description

Located within easy reach of Selby town centre and its excellent range of shops, amenities and transport links, this well-positioned two-bedroom park home offers comfortable and low-maintenance living.

The accommodation comprises a welcoming open-plan lounge and kitchen area, creating a bright and sociable hub of the home. There are two bedrooms and a bathroom, providing practical accommodation suited to a variety of purchasers.

Outside, the property benefits from gardens to the side and rear, offering pleasant spaces to relax and enjoy the outdoors. The home also benefits from an allocated parking space for added convenience.

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An excellent opportunity for those seeking an easy-to-manage home in a convenient location, close to the heart of Selby and its wide range of everyday amenities.

>> directions

>> Agent Note

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>> room description

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>> property images















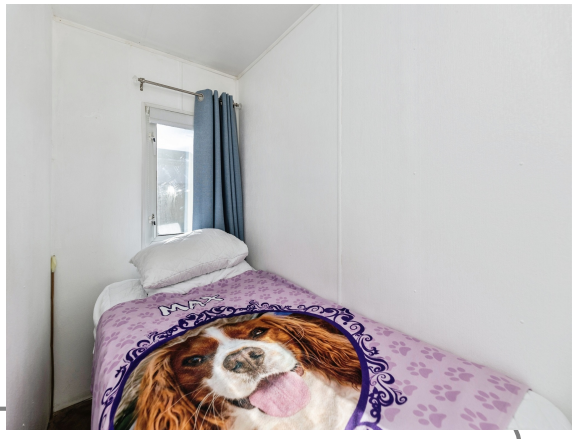

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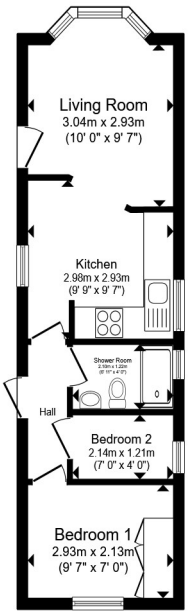
>> floor plan



Ground Floor

Total floor area 31.2 m² (335 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

>> approval

	Signature	Date
Charlie Wood		
Mrs S. Fawcett		