Park Rôw



Palm House Drive, Selby, YO8 8GJ

Offers Over £260,000

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CLOSE TO SCHOOLSGARAGE** Situated in Selby this property briefly comprises: Hall, Lounge, Kitchen Diner, Utility and ground floor W.C. To the First Floor: Bedroom one with Ensuite and two additional bedrooms and family Bathroom. Externally the property has a garage with off street parking and a enclosed lawned garden to the rear. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.






























Cosy



















PROPERTY OVERVIEW

Situated on the popular Staynor Hall estate in Selby, this well presented family home offers spacious and versatile accommodation arranged over two floors. The ground floor features a separate lounge providing a comfortable living space, alongside a modern kitchen diner ideal for family meals and entertaining. A practical utility room and a convenient ground floor W.C. complete the layout, enhancing everyday functionality.

To the first floor, the property boasts a generous principal bedroom with its own ensuite shower room, complemented by two further well proportioned bedrooms and a contemporary family bathroom.

Externally, the home benefits from an enclosed rear garden, mainly laid to lawn, providing a safe and private outdoor area for children and pets. Additional features include a garage and off-street parking, ensuring ample storage and convenience.

Palm House Drive is ideally located within easy reach of local schools, making it a popular choice for families. Selby town centre is close by, offering a wide range of shops, cafes, restaurants and everyday amenities. Excellent transport links are also available, including Selby railway station and good road connections to York, Leeds and the surrounding areas, making this an ideal location for commuters.

GROUND FLOOR ACCOMMODATION

Hall
7'2" x 6'1" (2.20m x 1.86m)

Lounge
19'1" x 10'2" (5.82m x 3.12m)

Kitchen Diner
18'5" x 11'10" (5.63m x 3.61m)

Utility
6'1" x 6'0" (1.86m x 1.83m)

Ground Floor w.c
4'9" x 2'9" (1.47m x 0.86m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One
18'6" x 10'4" (5.64m x 3.17m)

En-Suite
7'2" x 3'11" (2.19m x 1.20m)

Bedroom Three
9'2" x 7'6" (2.81m x 2.31m)

Bathroom
7'1" x 6'0" (2.16m x 1.85m)

EXTERIOR

Garage

Front
To the front is a paved walkway to the front door round to the side.

Rear
To the rear is a enclosed lawned garden with a paved seating area and gate to the garage.

DIRECTIONS

From Selby town centre take the A1041 Bawtry Road until reaching the Staynor Hall development on the left. Take the left turn into Cedar Road. Go straight ahead over the first two roundabouts until reaching Bracken Way. Carry the road right around leading onto Palm House Drive. The property can be identified by our Park Row Properties '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 Council
Tax Banding: C

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

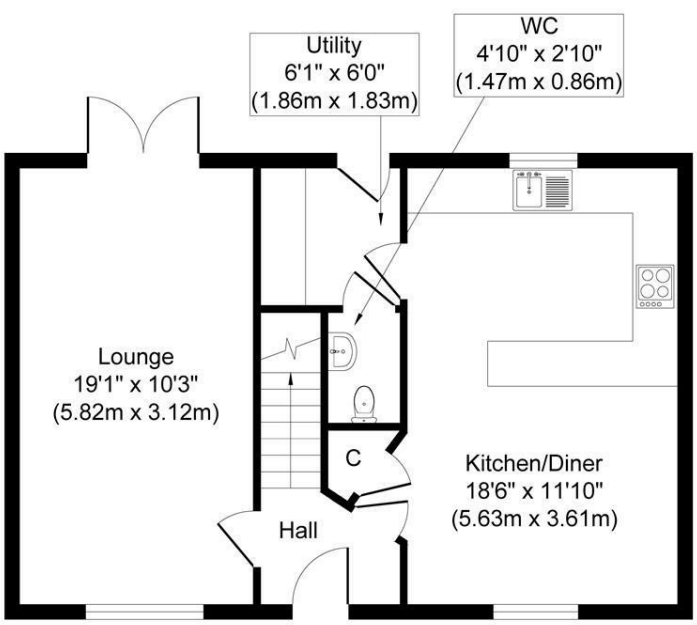
In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and 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



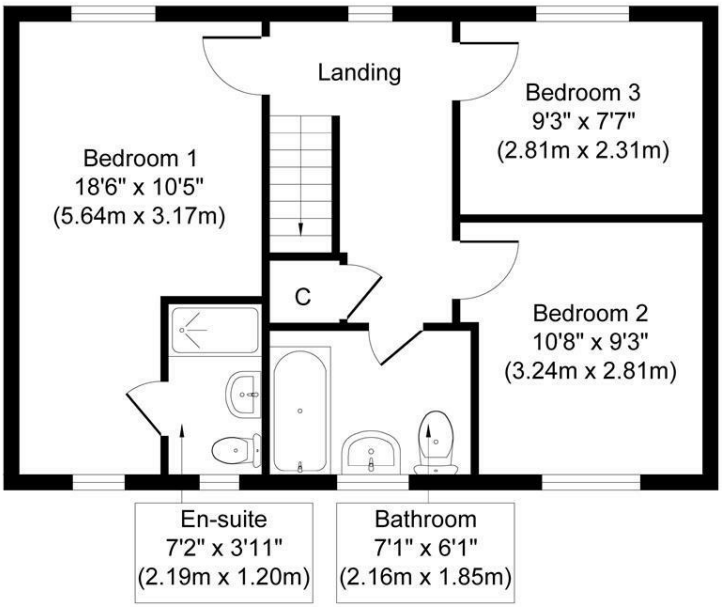
Ground Floor
Approximate Floor Area
551 sq. ft
(51.15 sq. m)

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
551 sq. ft
(51.15 sq. m)

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