

Park Row



Far Moss, Selby, YO8 8GG

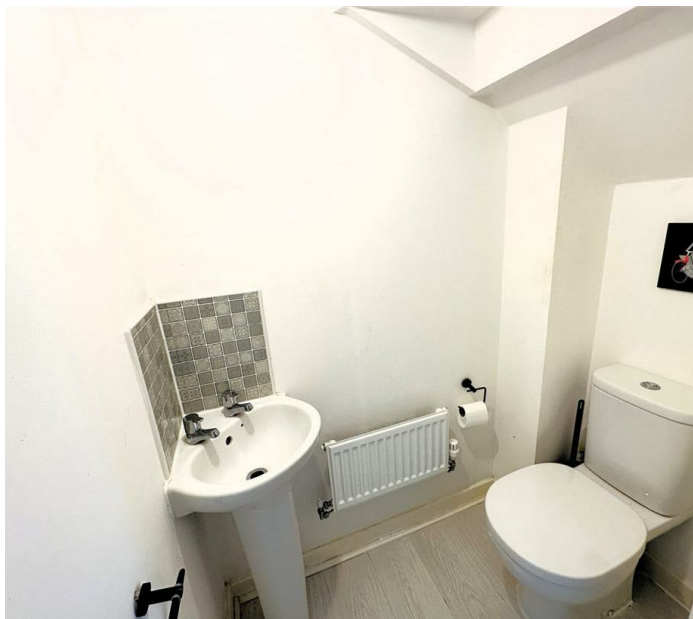
Offers Over £170,000



**** POPULAR LOCATION ** CLOSE TO COMMUTER LINKS **** Situated in Selby this mid-terrace property briefly comprises: Entrance Hall, Kitchen Living area, Ground Floor w.c. To the first floor there are two Bedrooms and a Bathroom. Externally, the property benefits from off-street parking and South-Facing rear garden. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF 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 SUMMARY

A well-presented two-bedroom terraced home, ideally suited for first-time buyers, downsizers or investors alike. Upon entering, you're welcomed by an entrance hall which flows into a bright and spacious open-plan living room, kitchen and dining area, ideal for modern living and entertaining. Upstairs, the first floor comprises two well-proportioned bedrooms and a contemporary family bathroom. Benefiting from off-street parking for one vehicle to the front, the property offers a practical and stylish living space throughout. To the rear, the garden is south-facing fully enclosed, featuring a combination of artificial lawned area and a decked area, perfect for outdoor relaxation. Early viewing is highly recommended to appreciate what this home has to offer.

GROUND FLOOR ACCOMMODATION

Hall

5'1" x 5'1" (1.57m x 1.55m)

Kitchen/Living Room

22'10" x 12'2" (6.96m x 3.73m)

FIRST FLOOR ACCOMODATION

Bedroom One

12'2" x 7'10" (3.73m x 2.40m)

Bedroom Two

12'2" x 7'9" (3.73m x 2.37m)

Bathroom

6'0" x 5'6" (1.83m x 1.70m)

EXTERIOR

Front

Off-Street parking.

Rear

South-Facing enclosed rear garden with decked area and artificial lawn area.

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. Turn left onto Far Moss. The property can be identified by our Park Row Properties 'For Sale' board.

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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire

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.

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.

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 Practises) 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

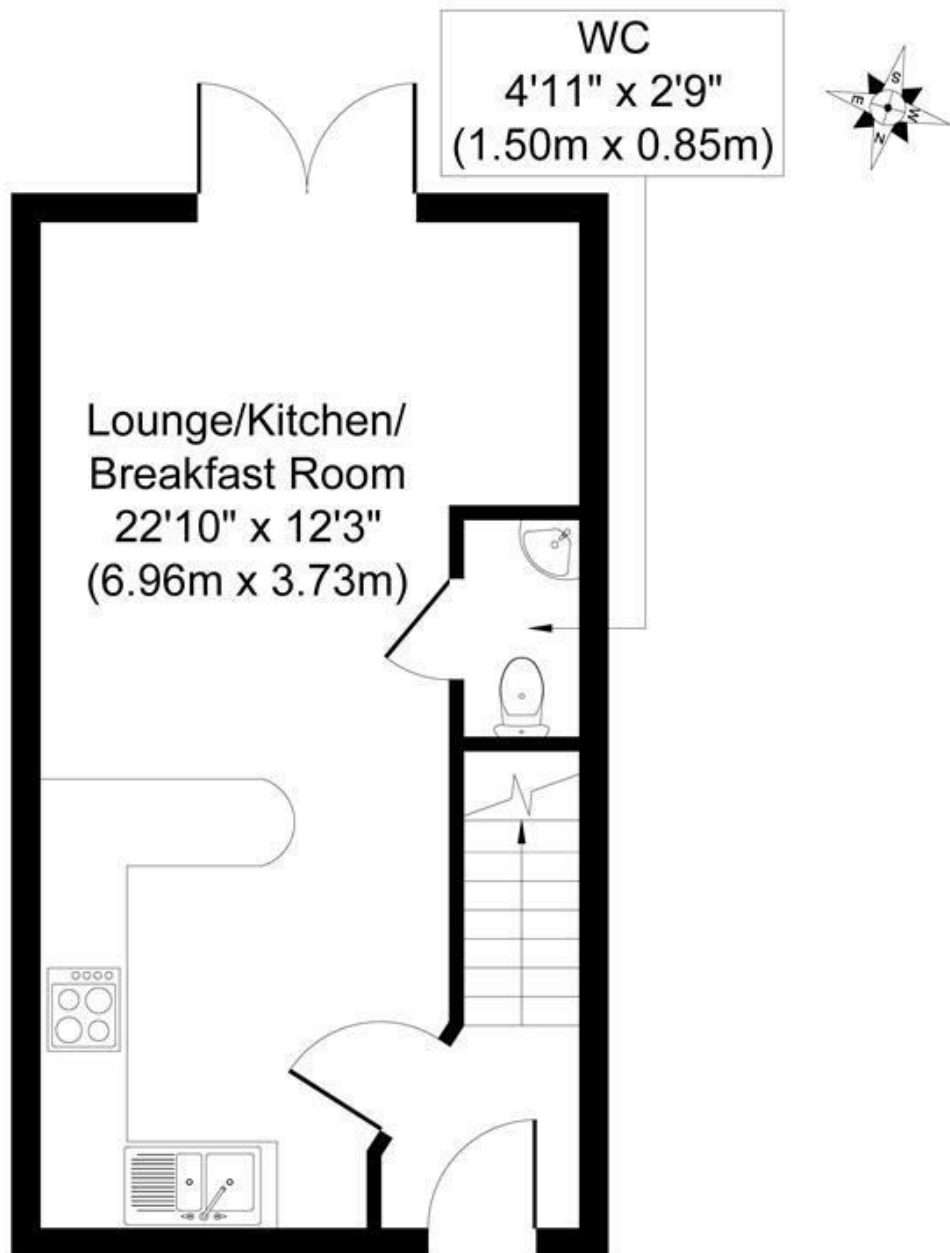
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





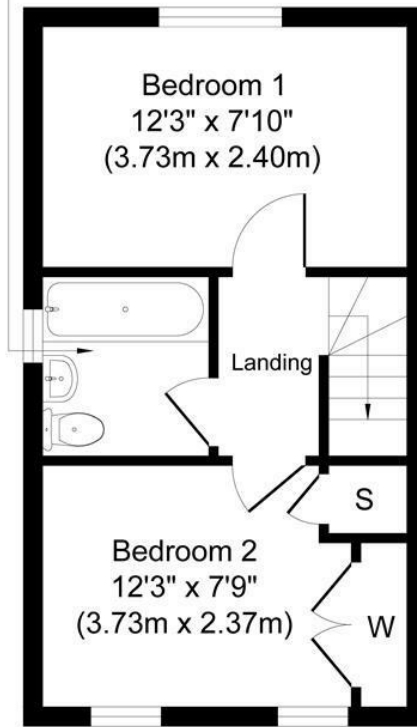
Ground Floor
Approximate Floor Area
281 sq. ft
(26.1 sq. m)

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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Bathroom
6'0" x 5'7"
(1.83m x 1.70m)



First Floor
Approximate Floor Area
281 sq. ft
(26.1 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
92-95 A		92-95 A	
81-91 B			
69-80 C			
55-68 D			
49-54 E			
45-48 F			
35-39 G			
All energy efficient - higher running costs	96	All environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC