

Park Row



Cross Hills Lane, Selby, YO8 4RU

Price £245,000



**** GARAGE ** TOWN CENTRE LOCATION **** Situated in Selby, this semi detached property briefly comprises: Lounge, Kitchen and Dining Room, Utility and Ground Floor w.c. To the First Floor are three bedrooms with en-suite to master and Bathroom. Externally, the property has off street parking, garage and an enclosed rear garden. **VIEWING IS 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 within walking distance of Selby town centre, the train and bus stations, local schools, and a range of everyday amenities, this attractive semi-detached property is perfectly suited to family living.

To the front of the property, a double driveway provides ample off-street parking, complemented by an integral garage for additional convenience and storage.

Internally, the home features a spacious open-plan kitchen diner, creating an ideal setting for both everyday family life and entertaining guests. There is also a useful utility area, along with a ground-floor w.c and direct access to the integral garage.

The property boasts three generous double bedrooms, offering plenty of space for family and visitors alike. The principal bedroom benefits from fitted wardrobe space and a private en-suite shower room. A well-proportioned family bathroom serves the remaining bedrooms.

Outside, the fully enclosed rear garden is mainly laid to lawn and features a decking area, providing the perfect space for outdoor dining, relaxing, and entertaining.

GROUND FLOOR ACCOMMODATION

Lounge
15'1" x 13'3" (4.60m x 4.04m)

Kitchen
9'8" x 11'3" (2.96m x 3.44m)

Dining Area
9'10" x 12'8" (3.01m x 3.88m)

Utility
6'11" x 7'3" (2.12m x 2.21m)

W.c
2'11" x 4'1" (0.91m x 1.25m)

FIRST FLOOR ACCOMMODATION

Bedroom One
11'9" x 7'3" (3.60m x 2.21m)

En-suite
7'5" x 7'2" (2.27m x 2.20m)

Wardrobe
5'0" x 4'1" (1.54m x 1.27m)

Bedroom Two
7'8" x 13'3" (2.34m x 4.06m)

Bedroom Three
7'7" x 10'2" (2.32m x 3.11m)

EXTERIOR

Front
A double driveway providing ample off street parking.

Rear
An enclosed garden laid to lawn with a decking area.

Garage

Directions

From our Selby office turn left and head towards Gowthorpe. Turn right onto Gowthorpe and turn right at the traffic lights/crossroads onto Scott Road. Continue over the first roundabout, then take the left at the second roundabout onto Flaxley Road. continue on past the CO-OP supermarket and go left at the next roundabout onto Cross Hills Lane.

AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

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/CASTLEFORD - 01977 791133



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: Mains

Sewerage: Mains

Water: Mains

Broadband:

Mobile:

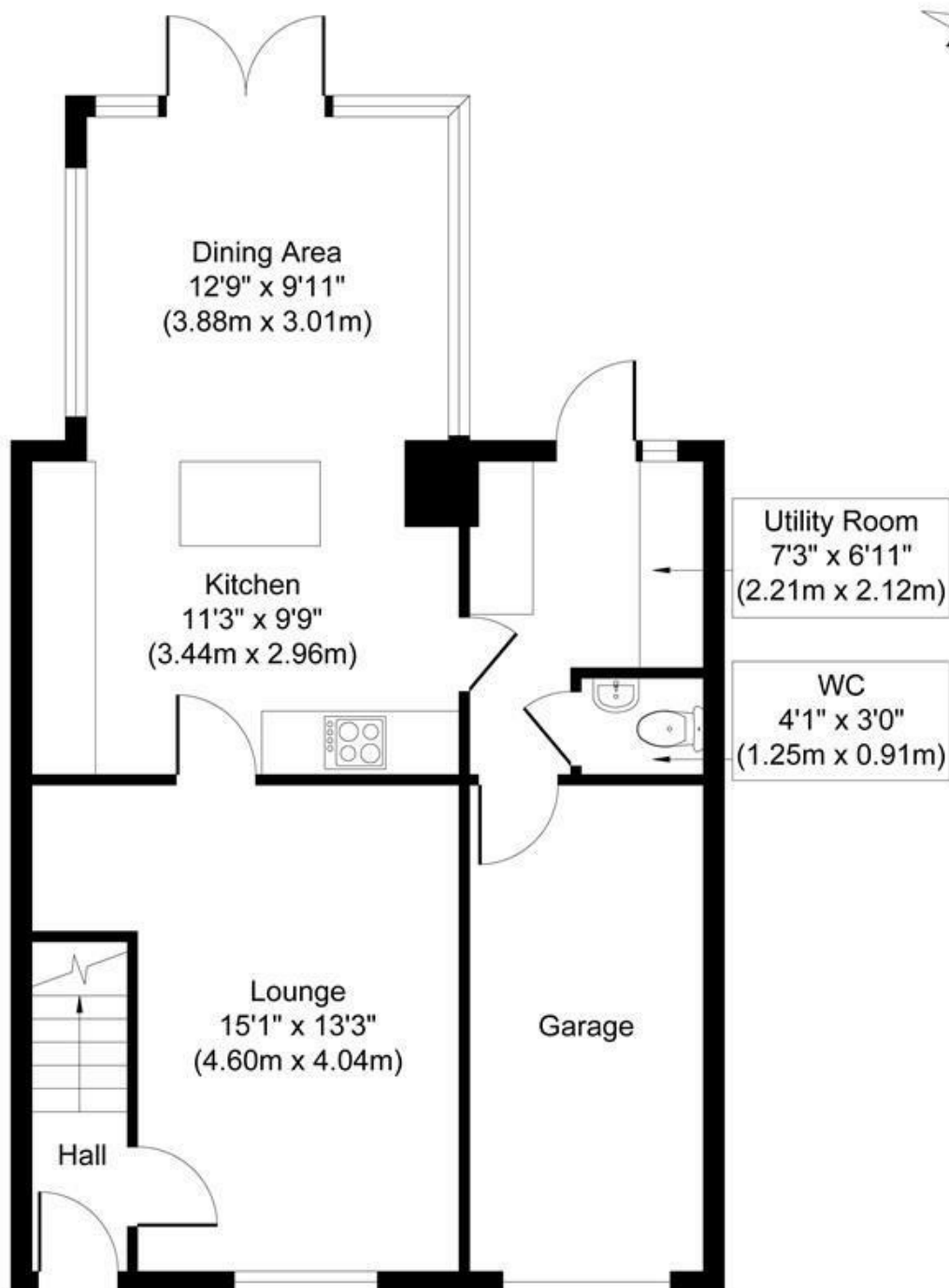
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VIEWINGS.

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.

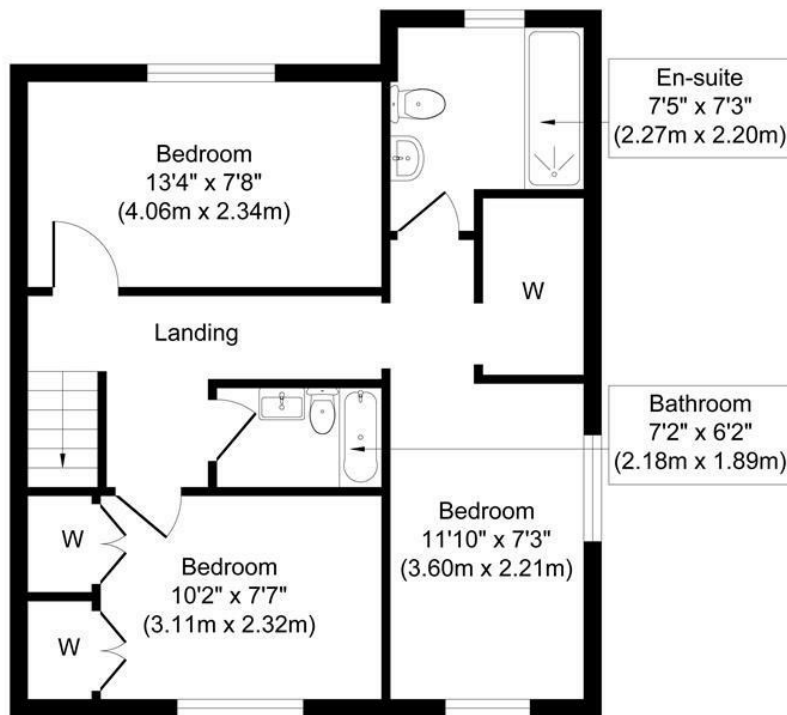




Ground Floor
Approximate Floor Area
644 sq. ft
(59.80 sq. m)

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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