Park Rôw



Elston Place, Selby, YO8 3ES

Offers Over £190,000

2 | 1 | 1 | D

** NO ONWARD CHAIN ** TOWN CENTRE LOCATION ** Situated within walking distance of Selby town centre, this semi-detached bungalow briefly comprises: Kitchen Diner, Inner Hall, Lounge, two bedrooms and Bathroom. Externally the property benefits from gardens to the front and rear and off street parking. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SIZE AND POTENTIAL OF THE PROPERTY ON OFFER. RING US 7 DAYS A WEEK TO BOOK A VIEWING.



























PROPERTY OVERVIEW

Situated in a quiet cul-de-sac location on Elston Place, Selby, this beautifully renovated semi-detached bungalow offers stylish, modern living in a convenient location, just a short distance from Selby town centre and its range of shops, amenities and transport links.

Finished to a lovely contemporary standard throughout, the property is ready for its next owners to simply move in and enjoy. The welcoming accommodation includes a stylish kitchen diner, fitted with attractive sage green cabinetry, complementary worktops, stylish tiled splashbacks and integrated appliances. There is plenty of space to enjoy everyday dining, making this a lovely sociable area of the home.

The bungalow also benefits from well-proportioned bedrooms, finished in neutral tones, creating a calm and comfortable space to relax.

Externally, the property continues to impress, with a generous resin driveway providing ample off-street parking, complemented by a neat frontage and established hedging offering a degree of privacy. To the rear, the South-East facing enclosed garden, mainly laid to lawn and offers the ideal space to enjoy outdoor living during the warmer months.

Perfectly suited to first-time buyers looking to take their first step onto the property ladder or those looking to downsize without compromising on style or convenience, this lovely home really does offer something special.

Offered for sale with no onward chain, early viewing is highly recommended to appreciate everything this beautifully presented bungalow has to offer.

ACCOMMODATION

Kitchen Diner
15'8" x 7'3" (4.78m x 2.21m)

Inner Hallway
8'3" x 8'1" (2.54m x 2.47m)

Lounge
11'11" x 11'10" (3.64m x 3.62m)

Bedroom One
11'8" x 10'5" (3.58m x 3.20m)

Bedroom Two
8'5" x 8'2" (2.59m x 2.50m)

Bathroom
6'10" x 6'5" (2.09m x 1.97m)

EXTERNAL

Front
To the front there is a resin driveway with access to public footpath.

Rear
To the rear is a fully enclosed garden, with raised patio area.

DIRECTIONS

From Selby Abbey, head towards the traffic lights at the Toll Bridge and turn left onto Ousegate, which in turn, changes into Water Lane. Then turn right onto Holmes Lane and left onto Elston Place. The property can be identified by our Park Row Properties 'For Sale' board.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains
Heating: Gas
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 County Council
Tax Banding: A

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.

AGENT NOTE

Some marketing materials for this property (including photographs and descriptions) may have been enhanced using AI for illustrative purposes only. These do not alter the property's actual condition or features. Please arrange a viewing and verify all details independently.

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

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.







T 01757 241124
W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS
selby@parkrow.co.uk



