

# Park Row



**New Millgate, Selby, YO8 3GB**

**Offers Over £150,000**



**\*\* IDEAL FIRST TIME BUYER HOME \*\* OWNED SOLAR PANELS \*\*** Situated in Selby, this semi-detached property briefly comprises: Lounge, Kitchen, two Bedrooms and a Bathroom. Externally the property benefits from garage. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'**











## PROPERTY OVERVIEW

Nestled in the area of New Millgate, Selby, this beautifully presented semi-detached house offers a perfect blend of modern living and comfort. Recently renovated, the property boasts two spacious double bedrooms, making it an ideal choice for first-time buyers or those seeking a sound investment opportunity.

Upon entering, you are welcomed into a bright and inviting lounge, perfect for relaxation or entertaining guests. The heart of the home is the well-appointed kitchen, which features ample cupboard space and room for a dining table, allowing for delightful family meals or gatherings with friends.

Upstairs, you will find two generously sized double bedrooms, providing plenty of space for rest and personalisation. The modern bathroom is tastefully designed, ensuring a refreshing and comfortable experience.

Externally, the property benefits from a rear garden, offering a private outdoor space. Additionally, there is a garage, providing convenient storage.

This semi-detached house in New Millgate is not only a lovely home but also presents a fantastic opportunity for those looking to invest in a popular location. With its modern features and welcoming atmosphere, this property is sure to attract interest. Don't miss the chance to make it your own.

A standout feature of this home is the fully owned solar panel system — neither leased nor government granted. The new owner will enjoy the full benefits of the electricity generated, including the financial savings and returns the panels provide, making this a particularly energy-efficient and cost-effective choice.

## GROUND FLOOR ACCOMMODATION

### Lounge

16'10" x 13'1" (5.15x 3.99m)

### Kitchen Diner

13'0" x 10'0" (3.98m x 3.06m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

13'1" x 10'4" (4.00m x 3.16m)

### Bedroom Two

10'2" x 10'2" (3.11m x 3.11m)

### Bathroom

7'3" x 4'9" (2.22m x 1.47m)

## EXTERIOR

### Front

Small lawned area with path leading to the front door. Timber pedestrian access gate giving access to:

### Rear

Fully enclosed with lawned and patio areas. Timber pedestrian access gate giving access to service lane and garage.

## DIRECTIONS

From our office on Finkle Street head towards Micklegate and turn left at the bottom of the road onto the B1223 New Millgate, follow the road round where you will find the property identified by our Park Row For Sale Board.

## HEATING & 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.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

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.

## 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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## **UTILITIES, BROADBAND AND MOBILE COVERAGE**

Electricity: Mains

Heating: Gas

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

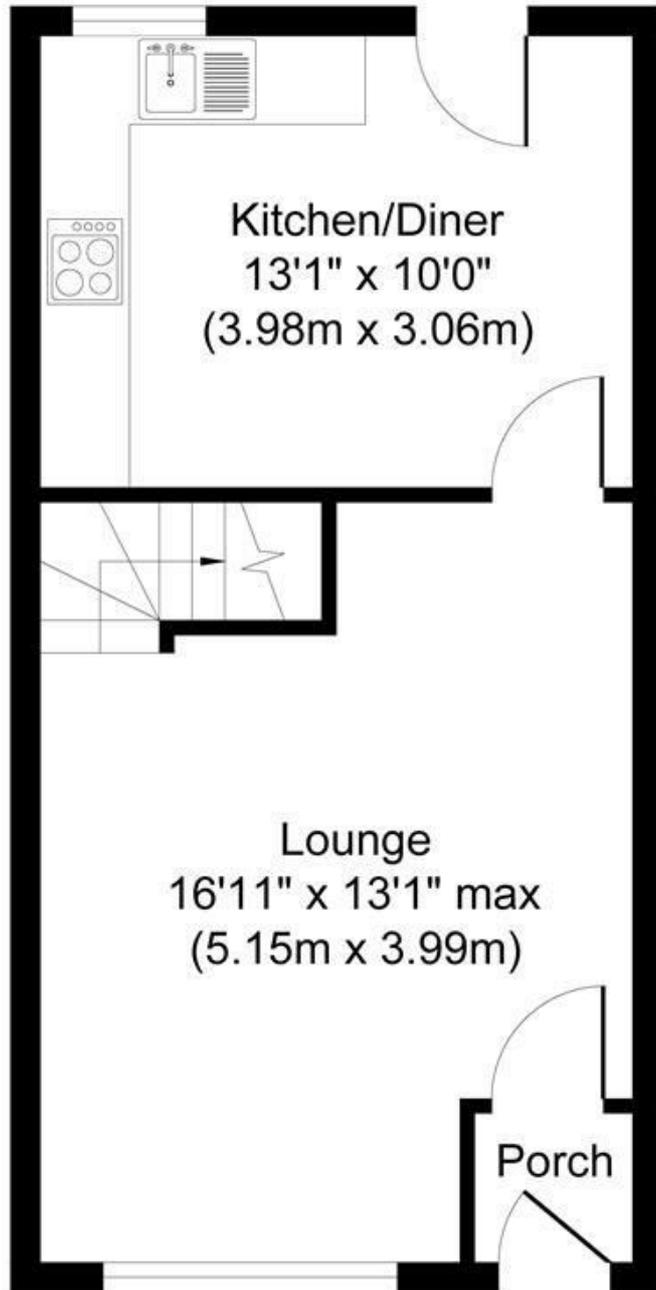
Mobile: 5G

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.

## **VIEWINGS**

Strictly by appointment with the sole agents.

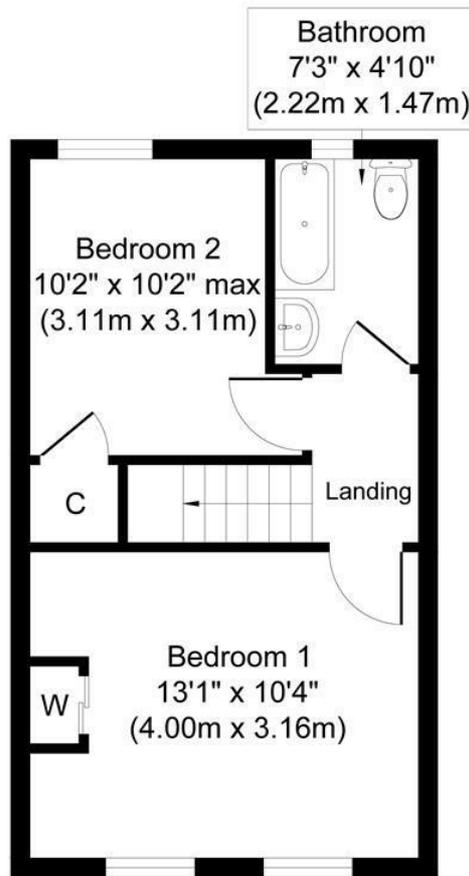
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
**Approximate Floor Area**  
**356 sq. ft**  
**(33.07 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**  
**309 sq. ft**  
**(28.73 sq. m)**

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