Park Rôw



Millgate, Selby, YO8 3LD

Offers Over £140,000

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** NO UPWARD CHAIN ** TOWN CENTRE LOCATION ** Situated in Selby, this mid-terrace property briefly comprises: Lounge, Dining Room, Ground Floor w.c and Kitchen. The First Floor offers three bedrooms and Bathroom with Attic Room to the Second Floor. To the rear, the property has low maintenance area with outbuildings. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING 7 DAYS A WEEK TO ARRANGE A VIEWING.'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'
































Park Row
for
sale



PROPERTY OVERVIEW

This well-presented mid-terrace house is situated in a convenient location just a short walk from Selby town centre, making it an excellent choice for first-time buyers or investors and benefits from no onward chain. It offers flexible and spacious living accommodation over three floors, including two separate reception rooms and a useful ground floor W.C.
Upstairs the bedrooms and shower room are on the First Floor, with the added advantage of a versatile attic room that provides extra storage or could be used as a home office.
Within a popular residential area with easy access to local amenities, shops, schools, and excellent transport links, the property is an ideal starter home or investment opportunity in a sought-after town centre location.

GROUND FLOOR ACCOMMODATION

Lounge
14'11" x 10'11" (4.57m x 3.34m)

Dining Room
14'10" x 8'7" (4.54m x 2.64m)

Ground Floor w.c
4'1" x 3'7" (1.27m x 1.11m)

Kitchen
13'7" x 8'11" (4.15m x 2.73m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One
15'5" x 10'11" (4.71m x 3.35m)

Bedroom Two
11'11" x 8'7" (3.64m x 2.63m)

Bedroom Three
9'8" x 8'11" (2.97m x 2.73m)

Shower Room
6'2" x 5'8" (1.88m x 1.75m)

SECOND FLOOR ACCOMMODATION

Attic Room
13'8" x 10'5" (4.19m x 3.19m)

EXTERIOR

Front
Direct access onto public pedestrian footpath.

Rear
Low maintenance area with outbuildings.

DIRECTIONS

Leave our Selby office on Finkle Street. Proceed to the bottom of the street turning left. After the bend, turn left onto Millgate. At the the junction, turn right. The property can be clearly identified by our Park Row 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: North Yorkshire 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.

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.

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:

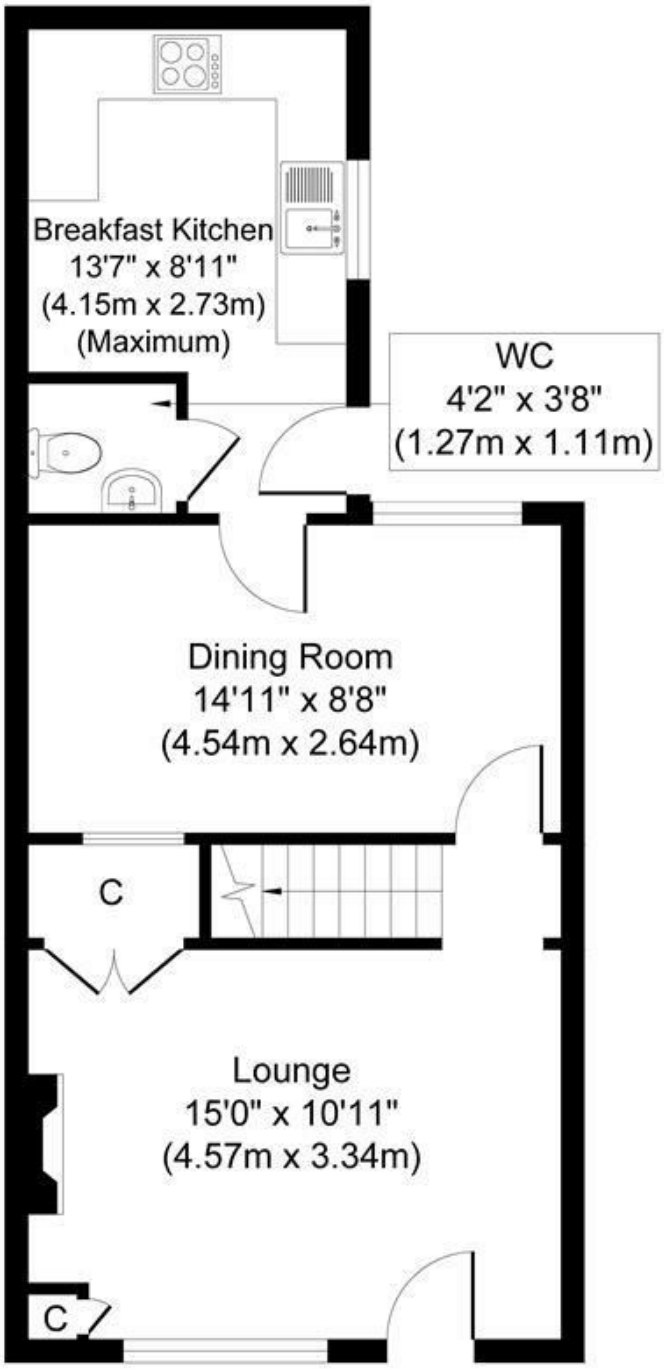
SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

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.

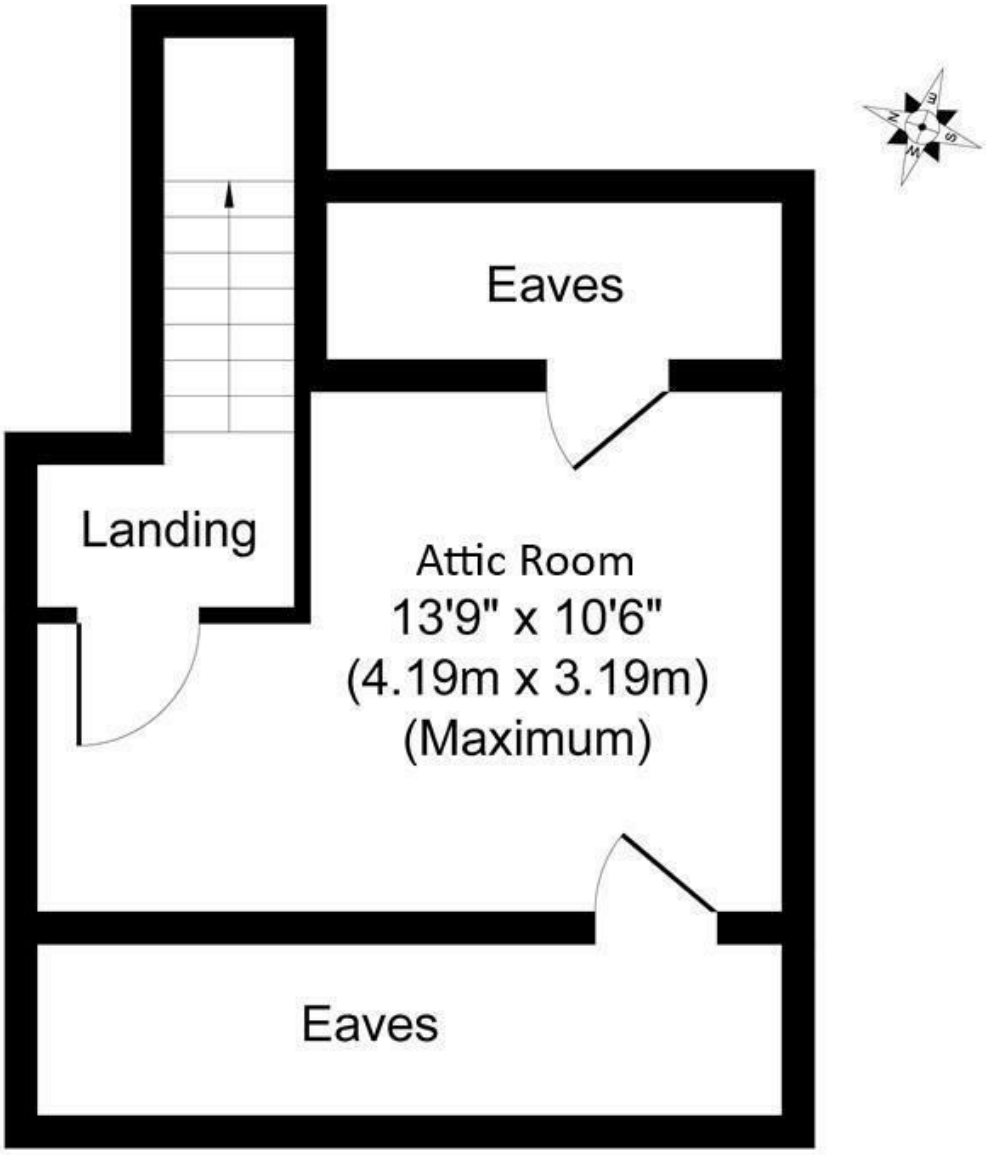
AML Fee

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.



Ground Floor Accommodation
Approximate Floor Area
468 sq. ft
(43.50 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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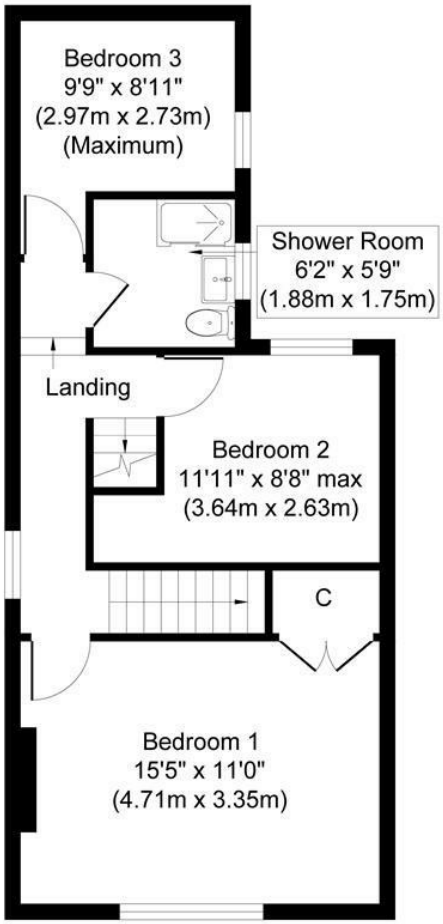
Second Floor Accommodation
Approximate Floor Area
172 sq. ft
(15.97 sq. m)

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 Accommodation
Approximate Floor Area
468 sq. ft
(43.50 sq. m)

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