

# Park Row



**Richard Street, Selby, YO8 4BN**

**Offers Over £140,000**



**\*\* CLOSE TO COMMUTER LINKS \*\* NO UPWARD CHAIN \*\*** Located within walking distance of the town centre of Selby and close to all amenities, this end terrace property briefly comprises: Entrance Hall, Lounge, Dining Room, Kitchen and Bathroom, whilst the first floor offers three bedrooms. Externally, there is a low maintenance rear yard. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY FAMILY HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING.**

















## PROPERTY OVERVIEW

Situated in a convenient location in Selby, this well-presented end-of-terrace property offers spacious living across two floors and is ideal for first-time buyers, growing families, or investors alike. The home welcomes you with a comfortable lounge that flows into a separate dining room—perfect for everyday living and entertaining. A well-appointed kitchen offers ample storage and workspace, while a ground floor bathroom adds practicality and convenience. Upstairs, you'll find three well-proportioned bedrooms, each providing flexible space for sleeping, working from home, or additional storage. To the rear, a low-maintenance yard provides a private outdoor space ideal for relaxing or dining al fresco. The front of the property features a small, enclosed courtyard that adds charm and a sense of privacy. Located within easy reach of Selby's town centre amenities, transport links, and local schools, this property combines comfort, character, and convenience.

## GROUND FLOOR ACCOMMODATION

### Entrance

### Hallway

3'10" x 2'11" (1.19m x 0.90m)

### Lounge

15'2" x 13'10" (4.63m x 4.23m)

### Dining Room

12'0" x 9'0" (3.67m x 2.75m)

### Kitchen

7'10" x 7'5" (2.40m x 2.28m)

### Bathroom

7'9" x 6'4" (2.38m x 1.94m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

13'10" x 8'5" (4.23m x 2.59m)

### Bedroom Two

12'0" x 8'11" (3.67m x 2.74m)

### Bedroom Three

10'9" x 6'4" (3.30m x 1.95m)

## EXTERNAL

### Front

Forecourt area which is fully enclosed.

### Rear

Low maintenance lawn and patio area with raised planters. The garden is fully enclosed with fencing and trellising.

## 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 onto Richard Street and the property will be clearly marked by a Park Row For Sale Sign.

## 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 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: 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.

## 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.

## 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

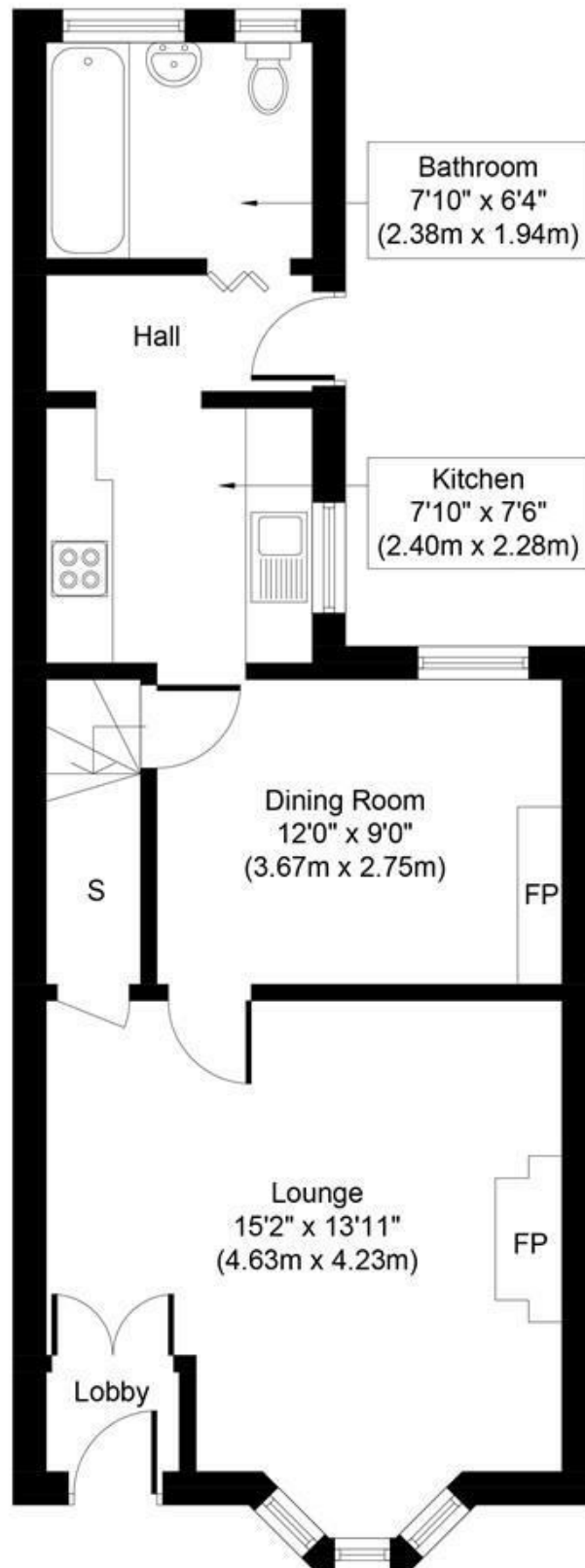
CASTLEFORD - 01977 558480

## 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.

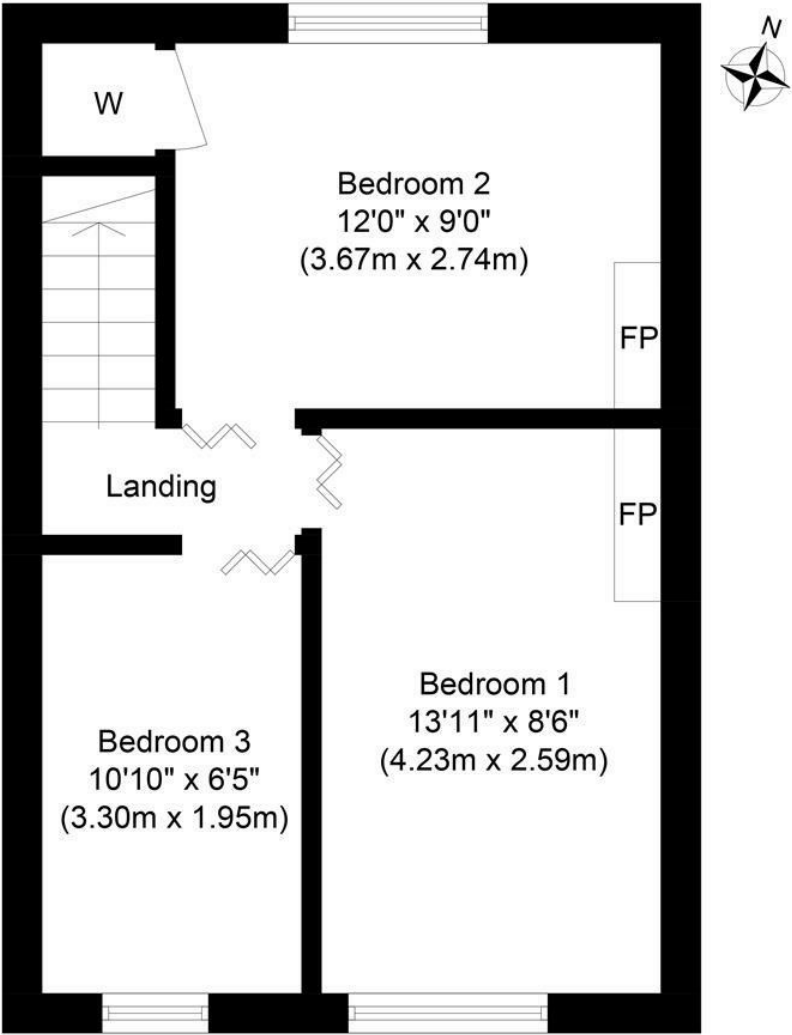




**Ground Floor**  
**Approximate Floor Area**  
**515 Sq. ft.**  
**(47.8 Sq. m.)**

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. 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**  
**357 Sq. ft.**  
**(33.2 Sq. m.)**

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