Park Rôw



Alder Close, Selby, YO8 8RP

Offers Over £290,000

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** POPULAR LOCATION ** GARAGE ** Situated in Selby, this three storey semi-detached property briefly comprises: Hall, Ground Floor w.c, Lounge and Kitchen. To the First Floor are two bedrooms, En-suite and Bathroom with a further two bedrooms to the Second Floor. Externally the property benefits from off street parking and garage to the front and a enclosed rear garden. 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

























PROPERTY OVERVIEW

This well-presented three-storey property on Alder Close, Selby, offers versatile and spacious accommodation, making it an ideal home for families. The ground floor benefits from a convenient w.c, while the well-presented kitchen diner provides a sociable space for everyday family life and entertaining, with patio doors opening directly onto the rear garden, creating a lovely connection between the home and outside space. The three-storey layout offers excellent flexibility, with the upper floors providing generous accommodation and the added benefit of both an en-suite and separate family bathroom, giving the household plenty of convenience and privacy.

Externally, the property benefits from a driveway and garage, providing valuable off-street parking and additional storage. To the rear is a pleasant garden, which is mostly laid to lawn with a paved seating area.

Selby is a popular historic market town offering a good range of shops, supermarkets, cafes and everyday amenities, along with the impressive Selby Abbey and nearby green spaces. The town also benefits from good transport links, with road connections towards the A19, A63 and A64 and a railway station providing useful connections for commuters.

GROUND FLOOR ACCOMMODATION

Hall
12'0" x 3'10" (3.68m x 1.17m)

Ground Floor w.c
6'2" x 3'2" (1.90m x 0.97m)

Lounge
16'2" x 10'2" (4.93m x 3.11m)

Kitchen Diner
17'3" x 11'4" (5.28m x 3.46m)

FIRST FLOOR ACCOMMODATION

Bedroom One
17'4" x 12'0" (5.30m x 3.67m)

En-Suite
7'2" x 3'10" (2.19m x 1.17m)

Bedroom Two
10'9" x 10'2" (3.30m x 3.12m)

Bathroom
6'10" x 6'4" (2.10m x 1.94m)

SECOND FLOOR ACCOMMODATION

Bedroom Three
10'4" x 10'4" (3.16m x 3.16m)

Bedroom Four
13'8" x 7'1" (4.19m x 2.18m)

EXTERIOR

Front
Driveway leading to garage, with a small lawned area and paved walkway to front door.

Rear
Mostly laid to lawn with a paved seating area.

DIRECTIONS

Leave Selby on the A1041 Bawtry Road. Continue straight ahead at the roundabout and the the first left onto Hawthorne Road. Take the 1st Right onto Oak Way then the 1nd right onto Alder Close where the property can clearly be identified by our Park Row Properties 'For Sale' board.

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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: North Yorkshire County Council
Tax Banding: D

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.

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.

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.

MAKING AN OFFER

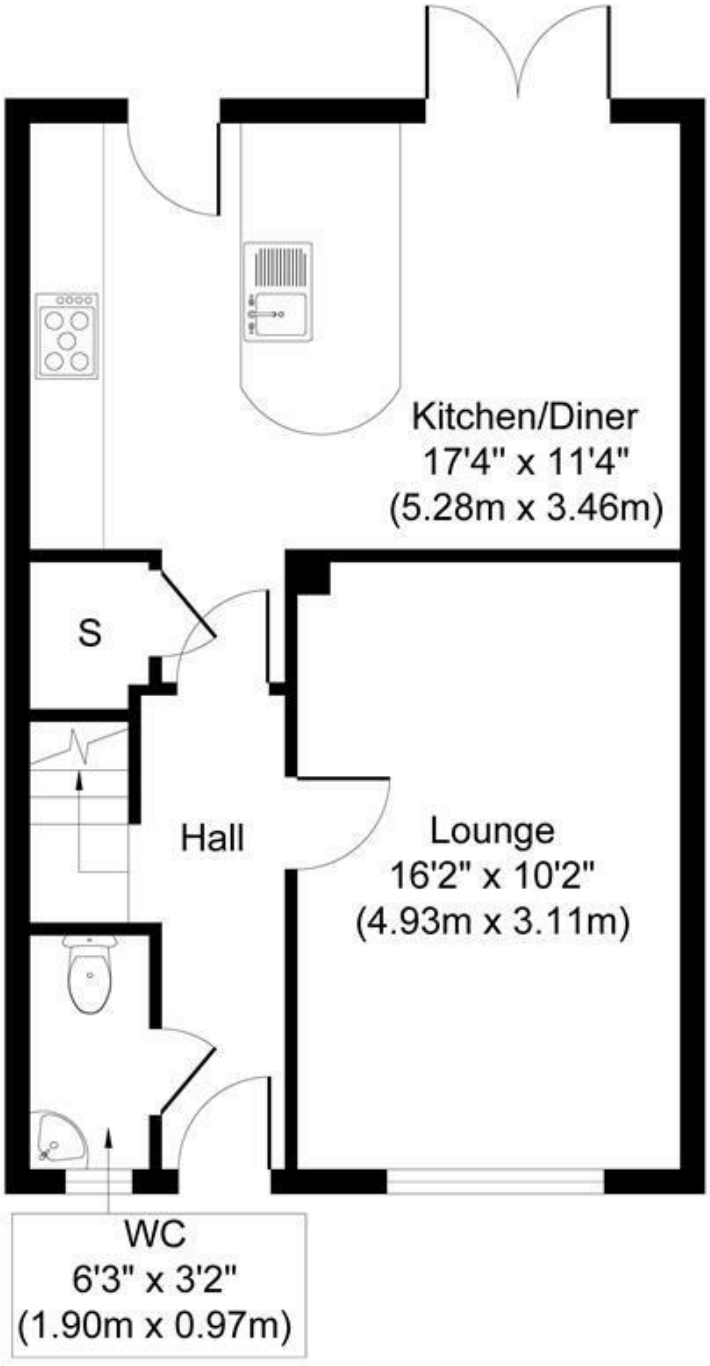
In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and 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.

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

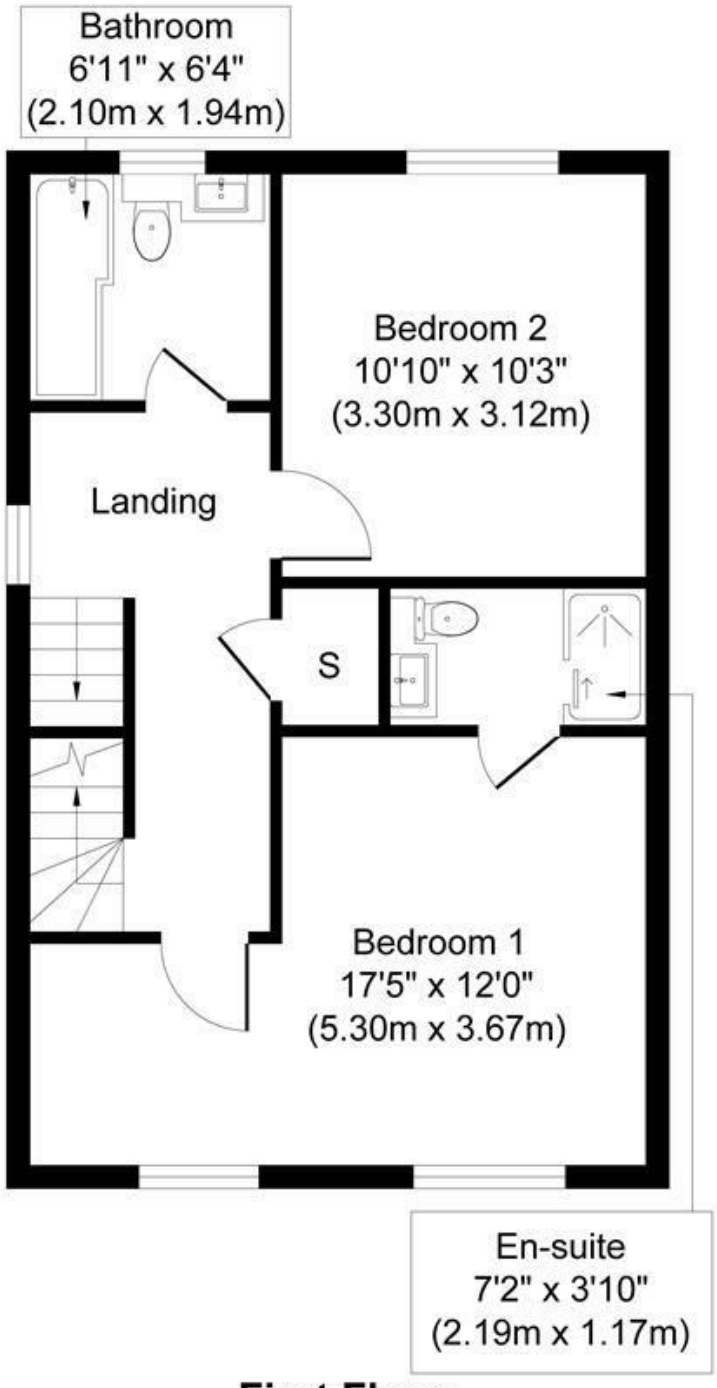
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

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



Ground Floor
Approximate Floor Area
483 sq. ft
(44.82 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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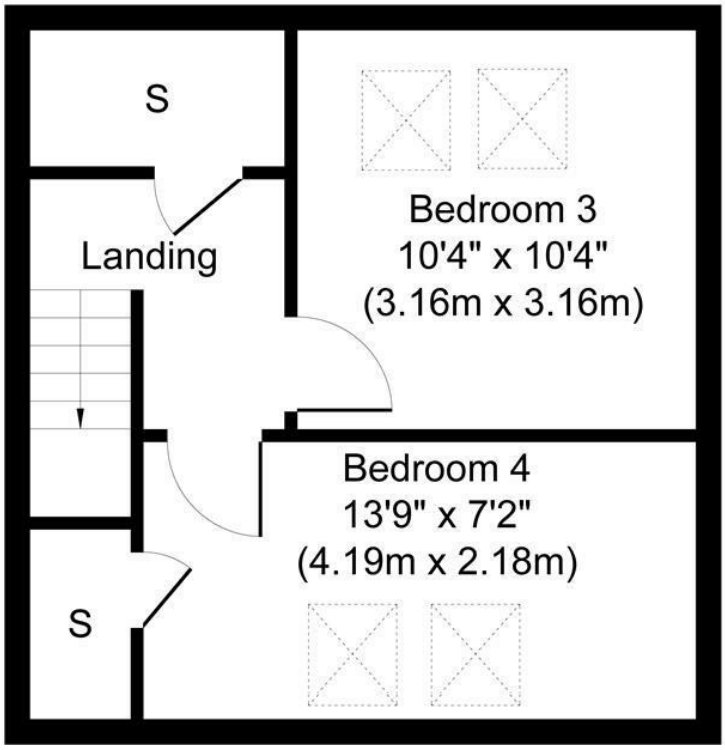
First Floor
Approximate Floor Area
483 sq. ft
(44.82 sq. m)

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Second Floor
Approximate Floor Area
309 sq. ft
(28.72 sq. m)

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