

Park Row



Elston Avenue, Selby, YO8 3AZ

Offers Over £200,000



**** SOUTH-FACING REAR GARDEN ** CLOSE TO COMMUTER LINKS **** This mid-terrace property situated in Selby briefly comprises: Hall, Ground Floor w.c, Lounge and Kitchen Diner, whilst the first floor offers three bedrooms, with En-Suite to one and Family Bathroom. Externally, the property benefits from off-street parking and enclosed rear garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'**













PROPERTY OVERVIEW

Situated close to Selby town centre, this well-presented three-bedroom mid-terrace home offers ideal family living across two floors. The ground floor comprises a welcoming lounge, a modern kitchen/diner perfect for entertaining, and a convenient w.c.. Upstairs, the property features three good-sized bedrooms, including a master with en-suite facilities, alongside a contemporary family bathroom. Externally, the home benefits from off-street parking for two vehicles to the front, while to the rear, there is a private, south-facing garden that is predominantly flagged patio with decorative hardstanding area – perfect for low-maintenance outdoor enjoyment.

GROUND FLOOR ACCOMMODATION

Hall

Ground Floor W.C

5'0" x 3'4" (1.54m x 1.02m)

Lounge

17'10" x 10'3" (5.46m x 3.13m)

Kitchen Diner

13'10" x 9'5" (4.22m x 2.88m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

11'5" x 10'4" (3.50m x 3.17m)

En-Suite

4'11" x 4'8" (1.51m x 1.44m)

Bedroom Two

11'3" x 7'8" (3.44m x 2.36m)

Bedroom Three

10'6" x 5'9" (3.22m x 1.77m)

Bathroom

7'8" x 5'6" (2.35m x 1.70m)

EXTERIOR

Front

Off-Street parking. Flagged patio walkway giving access to the front door and decorative hardstanding.

Rear

South-Facing fully enclosed. Predominantly flagged patio across two tiers with decorative hardstanding area. Timber pedestrian access gate giving access to service lane.

DIRECTIONS

On leaving Park Row office on Finkle Street proceed along Micklegate and turn left onto Water Hill Lane (B1223). Turn right onto Coupland Road and follow the road round to the right onto Elston Avenue and the property will be clearly marked by a Park Row 'For Sale' Sign.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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 & 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.

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 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.

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

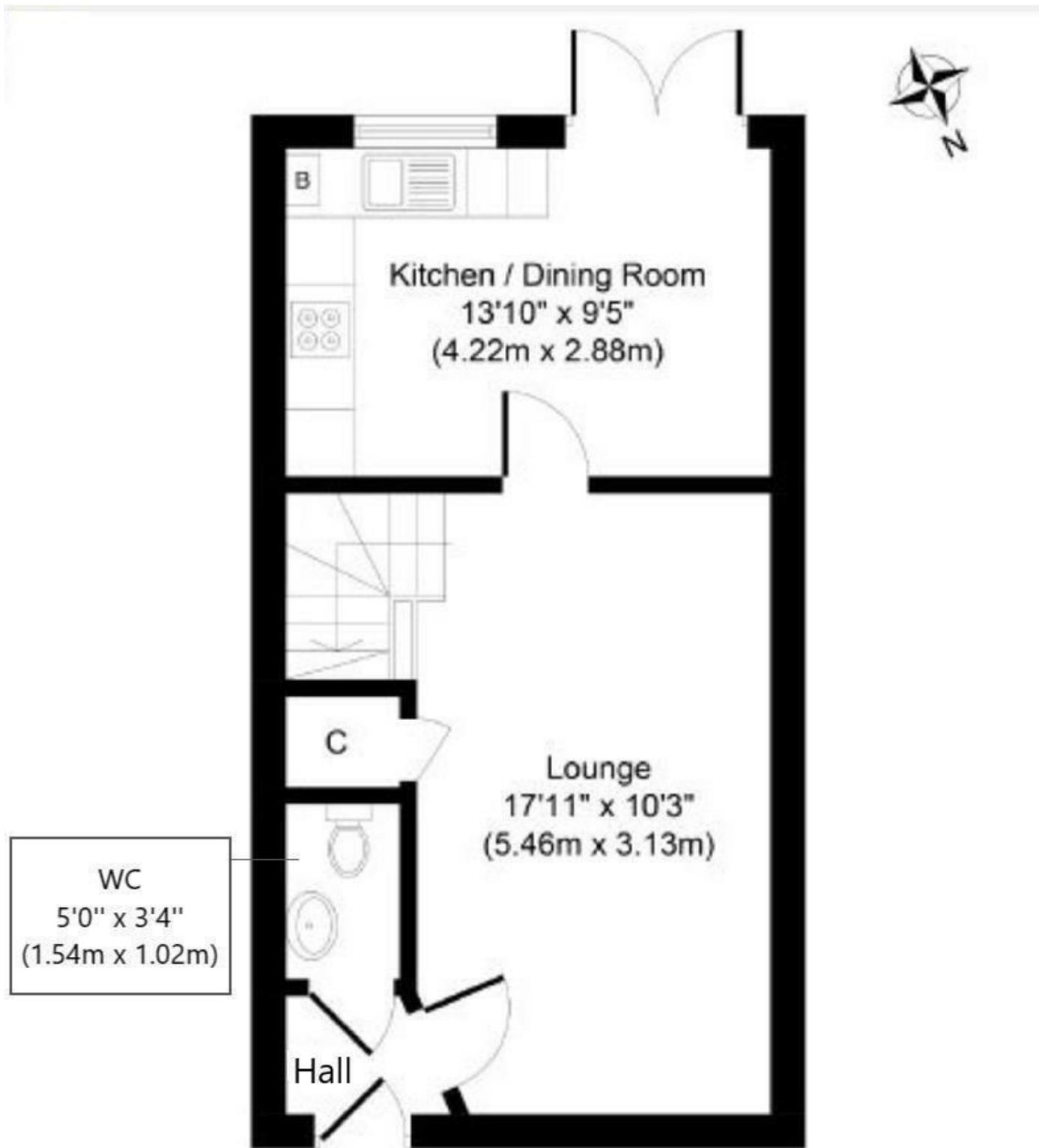
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

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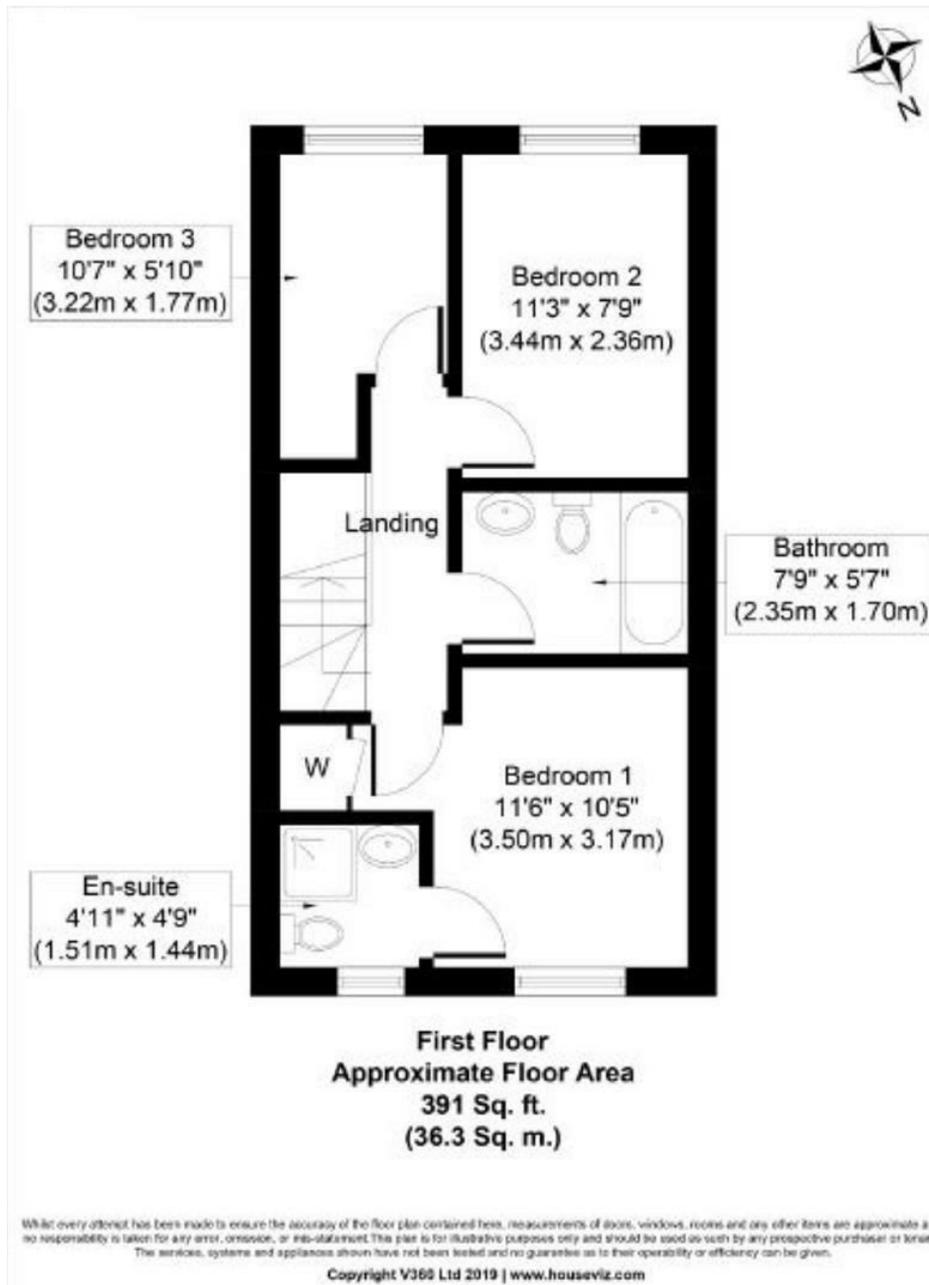




Ground Floor
Approximate Floor Area
391 Sq. ft.
(36.3 Sq. m.)

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 windows, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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