

Park Row



Kirkby Avenue, Selby, YO8 3WA

Offers Over £170,000



****NO UPWARD CHAIN**ENCLOSED REAR GARDEN**** Situated in Selby, this semi detached property briefly comprises: Hall, Lounge and Kitchen Diner. To the First Floor are two Bedrooms and Bathroom. Externally, the property has off street parking and front and rear gardens. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL 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

This home is situated in the popular residential area of Selby, offering a practical layout and excellent outdoor space, making it an ideal family home or first-time purchase.

An entrance hallway leading into a bright and spacious living room, along with a modern kitchen to the rear, benefiting from patio doors that open directly onto the garden, creating a great flow between indoor and outdoor living.

The first floor offers two bedrooms along with a family bathroom, providing comfortable accommodation for families or those needing additional space for home working or guests.

Externally, the property benefits from a driveway providing off-street parking and an enclosed rear garden, offering a private and sunny outdoor space that is ideal for relaxing or entertaining.

The property come with a new Ideal boiler with 10 year warranty.

Selby is a well-established residential area, offering a range of local amenities, schools, and good transport links.

GROUND FLOOR ACCOMMODATION

Hall

Lounge

16'1" x 11'7" (4.92m x 3.54m)

Kitchen Diner

11'6" x 11'1" (3.53m x 3.38m)

FIRST FLOOR ACCOMMODATION

Bedroom One

11'8" x 11'4" (3.57m x 3.47m)

Bedroom Two

11'8" x 9'3" (3.57m x 2.83m)

Bathroom

6'4" x 5'6" (1.95m x 1.69m)

EXTERIOR

Front

Private driveway with garden.

Rear

Enclosed rear lawn garden with decking area.

DIRECTIONS

Leave Selby via Millgate and at the mini roundabout turn right onto Bondgate. Proceed along and then turn left onto Kirkby Avenue. The property can then clearly be identified by our Park Row Properties 'For Sale' board.

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: B

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

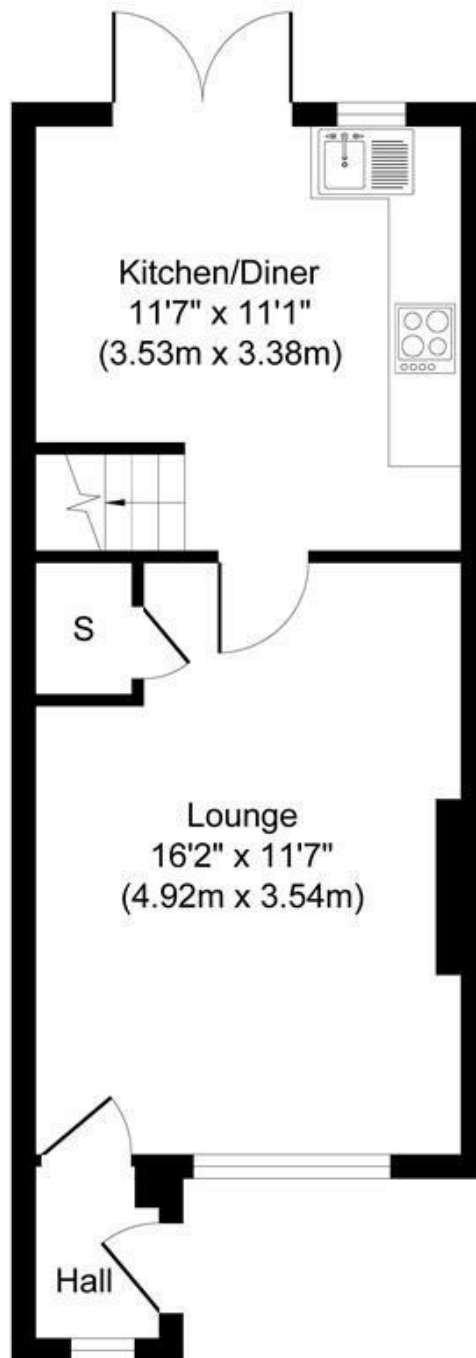
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

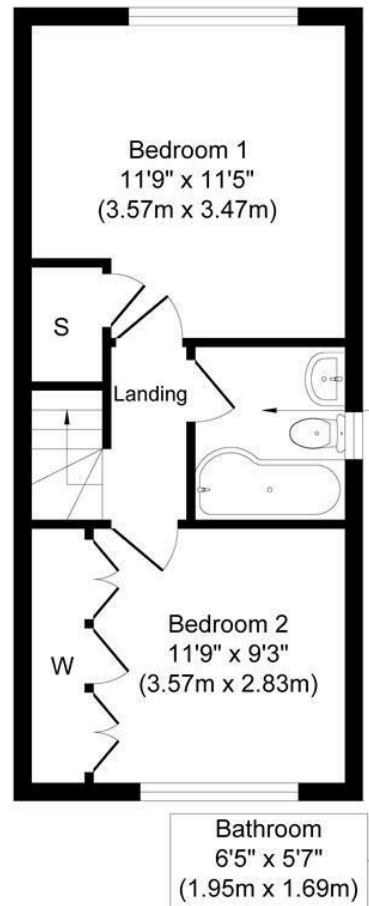




Ground Floor
Approximate Floor Area
343 sq. ft
(31.91 sq. m)

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
326 sq. ft
(30.26 sq. m)

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