

Park Row



Londesborough Street, Selby, YO8 4AW

Offers Over £125,000



**** NO ONWARD CHAIN ** IDEAL FOR FIRST TIME BUYERS ****Situated close to the town centre of Selby this mid-terrace property briefly comprises: Hall, Lounge, Dining Room and Kitchen. To the First Floor are two bedrooms and Bathroom. Externally the property benefits from a rear courtyard. **VIEWING IS HIGHLY RECOMMENDED 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

This terraced property in Selby is offered to the market with no upward chain, making it an excellent opportunity for first-time buyers, downsizers, or investors.

The ground floor features a welcoming lounge and dining room. To the rear of the property is a kitchen, providing plenty of space for both cooking and entertaining.

Upstairs, the first floor offers two double bedrooms, along with a family bathroom.

Externally, the property enjoys a low-maintenance south west facing rear garden, ideal for relaxing or outdoor dining, along with an outside store offering additional storage or potential for a hobby space.

Situated in Selby, the property benefits from local amenities including shops, pubs, a primary school, and scenic riverside walks. The town is well positioned for, York, and surrounding commuter routes, making it a convenient place to call home.

GROUND FLOOR ACCOMMODATION

Hall

9'7" x 2'9" (2.94m x 0.84m)

Lounge

10'7" x 11'11" (3.24m x 3.65m)

Dining Room

11'5" x 10'7" (3.50m x 3.23m)

Kitchen

8'9" x 4'0" (2.69m x 1.23m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'10" x 10'11" (4.24m x 3.35m)

Bedroom Two

12'1" x 8'7" (3.69m x 2.62m)

Bathroom

9'5" x 8'0" (2.88m x 2.44m)

EXTERIOR

Front

Access directly onto public pedestrian footpath.

Rear

Enclosed rear courtyard.

DIRECTIONS

On leaving the Selby office proceed right onto Gowthorpe at the traffic lights turn left onto Brook Street. Continue forward on Brook Street taking the fourth left onto Londesbrough Street where the property can clearly be identified by our Park Row Properties 'For Sale' board.

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: 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.

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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

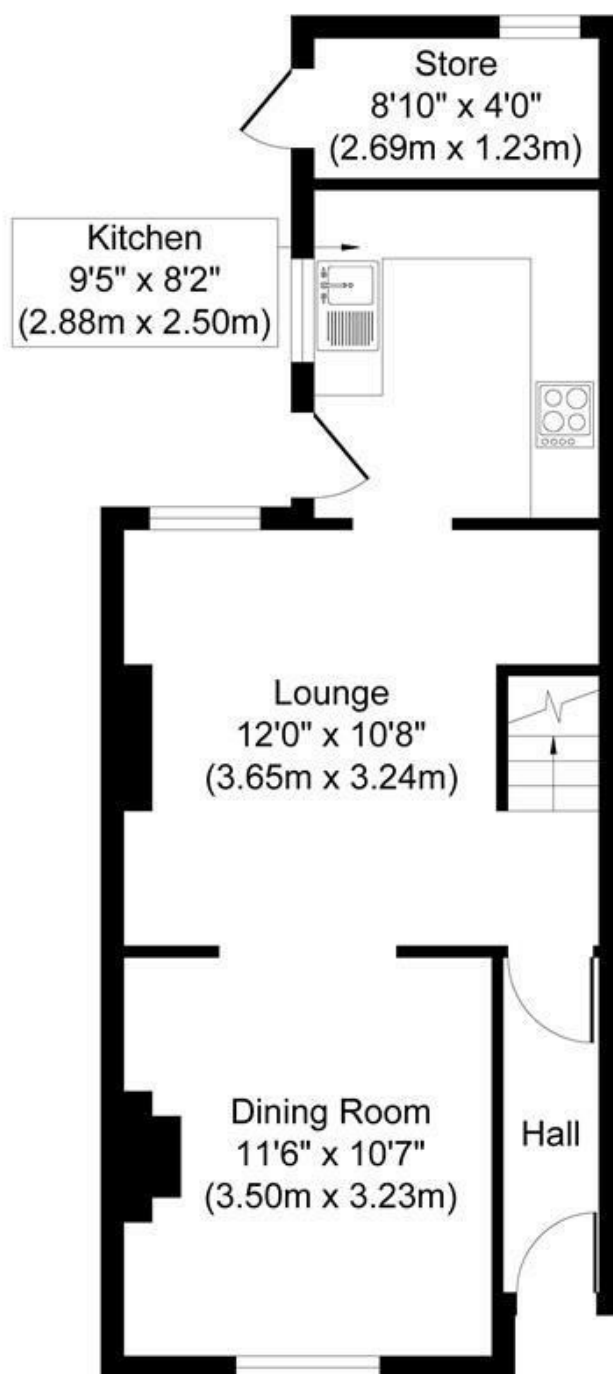
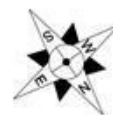
CASTLEFORD - 01977 558480

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
436 sq. ft
(40.48 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
406 sq. ft
(37.68 sq. m)

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