Park Rôw




## Cockret Road, Selby, YO8 4YA

**Offers Over £180,000**

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** SOUTH FACING REAR GARDEN ** OFF STREET PARKING ** This semi-detached property briefly comprises: Lounge and Kitchen/Diner. To the First Floor are three bedrooms, and Bathroom. Externally the front benefits from off street parking and low maintenance garden, whilst the rear is laid to lawn with paved seating area. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.












Water Dispenser



















## PROPERTY OVERVIEW

This well-presented home offers an excellent opportunity for first-time buyers and investors alike, occupying a popular residential position within the sought-after Selby area. Benefitting from off-street parking, the property enjoys a practical layout and attractive outdoor space. Internally, the property features accommodation that is well-suited to modern living, providing comfortable and versatile rooms that cater to a variety of lifestyles.

Externally, the property enjoys the added benefit of off-street parking, offering convenient day-to-day practicality. To the rear is a south-facing garden that has been designed with ease of maintenance in mind. A generous patio area provides the perfect setting for outdoor dining, entertaining guests, or simply relaxing and enjoying the sunshine throughout the day. The garden also incorporates established planting and a lawned section, creating an attractive balance of greenery and usable outdoor space.

The property is situated in a popular area of Selby, well-regarded for its accessibility and convenience. A range of local amenities, shops, schools, and leisure facilities are all within easy reach, while excellent commuter links provide straightforward access to York, Leeds, Hull, and surrounding areas via both road and rail networks. Combining a desirable location, practical features, and strong investment potential, this is a home that is sure to appeal to a wide range of purchasers.

## GROUND FLOOR ACCOMMODATION

### Hall
6'2" x 4'0" (1.89m x 1.22m)

### Lounge
14'7" x 10'4" (4.45m x 3.16m )

### Kitchen/ Diner
17'10" x 8'3" (5.45m x 2.54m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One
11'5" x 9'2" (3.49m x 2.80m)

### Bedroom Two
11'9" x 7'4" (3.59m x 2.24m)

### Bedroom Three
9'9" x 9'8" (2.98m x 2.96m )

### Bathroom
7'2" x 6'2" (2.20m x 1.88m)

## EXTERIOR

### Front
The front is low maintenance access to off street parking.

### Rear
The rear is predominately laid to lawn with paved seating area and shrubs.

### Directions
Leave Selby via Millgate and at the mini roundabout turn right onto Bondgate, then left onto Charles Street. Drive 0.8 miles and turn right onto Cockret Road. The property can be clearly 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.

## 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:

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

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Share of Freehold
Local Authority: North Yorkshire County 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: 4G

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.

## 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.










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