

# Park Row

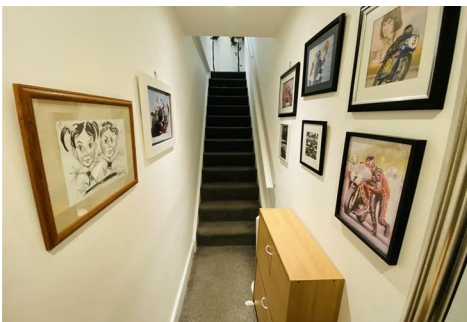


## The Courthouse, New Lane, Selby, YO8 4QB

Offers Over £100,000



**\*\* TOWN CENTRE APARTMENT \*\* MODERN OPEN PLAN LIVING/DINING/KITCHEN AREA \*\* ONE BEDROOM \*\* COMMUNAL COURTYARD \*\*** This modern apartment is located in the Centre of Selby having excellent access to local amenities. The property itself comprises: entrance hallway and open plan living/dining and kitchen area. To the first floor there is the bedroom and modern bathroom. There is a communal courtyard to the rear. **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'**



## GROUND FLOOR ACCOMMODATION

### Entrance

Communal entrance door gives access to the communal hallway with stairs and lift access. Door leading into inner hallway:

### Inner Hallway

10'10" x 9'5" (3.32m x 2.89m)



Wall mounted electric heater, stairs leading to first floor accommodation with hand rail. Key pad for intruder alarm. Oak door leading into open plan living area:

### Open Plan Living/Dining and Kitchen area

27'11" x 10'2" (8.53m x 3.10m)



To the living section there is uPVC double glazed patio doors with in-built blinds to rear elevation with 'Juliette' style balcony. UPVC double glazed unit to rear elevation, telephone point, television point and wood flooring. Electric wall mounted heater and door to understairs storage cupboard. To the kitchen area there are base, wall and larder units with grey doors. Single bowl granite effect sink and drainer with

chrome mixer tap. Integrated oven, four ring electric ceramic hob, fridge and freezer. Intercom system, wood flooring and electric wall mounted heater.



## FIRST FLOOR ACCOMMODATION

## Landing



Balustrade and spindles. Timber framed double glazed window to rear elevation facing into the open plan living area. Wall mounted electric heater and oak doors leading off:

## Bedroom

10'0" x 9'7" (3.07m x 2.93m)



Timber beam to ceiling, timber framed double glazed skylight window with in-built blind, wall mounted electric heater. Television, satellite, radio and telephone points.

## Bathroom

11'3" x 3'11" (3.45m x 1.21m)



White bath with tiled side, chrome mixer tap over and chrome shower attachment. Over the bath and shower area is tiled to the three quarter height. White low flush w.c with hidden cistern and white wash hand basin with chrome mixer tap over set into wood effect laminate work surface with tiled base. Wall mounted electric heater and towel rail. Beams to ceiling, extractor fan and tiled flooring.

## EXTERIOR

### Communal Courtyard





### **DIRECTIONS**

Leave our Selby office at Finkle Street heading towards Gowthorpe. Turn right onto Gowthorpe and take the first left onto New Lane where the property can be found on the left hand side.

### **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 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.

### **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

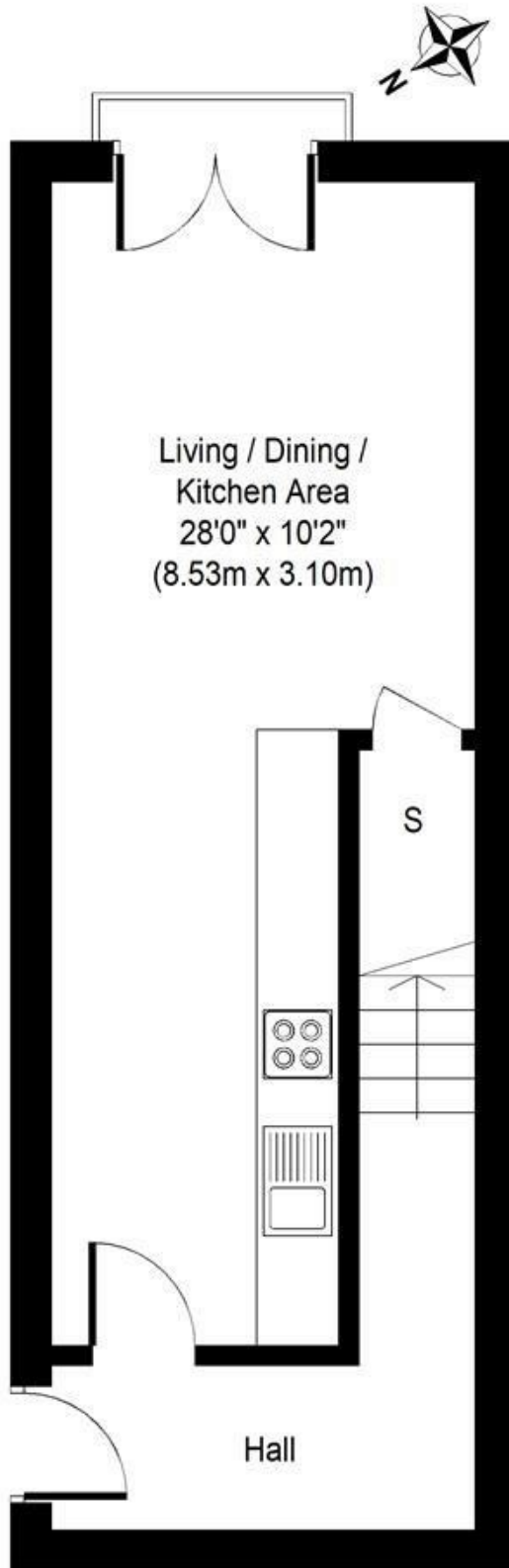
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

### **VIEWINGS**

Strictly by appointment with the sole agents.

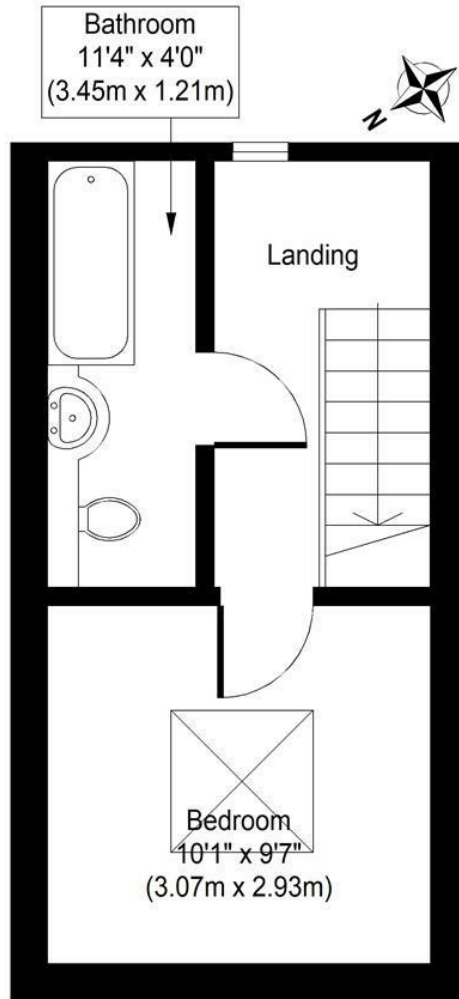
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
**Approximate Floor Area**  
**328 Sq. ft.**  
**(30.5 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 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**  
**216 Sq. ft.**  
**(20.1 Sq. m.)**

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