

# Park Row



## Abbots Mews, Selby, YO8 8RS

£270,000



**\*\* FOUR BEDROOMS \*\* EN-SUITE TO MASTER BEDROOM \*\* OFF STREET PARKING \*\* GROUND FLOOR W.C AND UTILITY \*\*** Situated in Selby, this property briefly comprises: entrance, hallway, lounge, dining room, study, kitchen diner, utility room and groundfloor w.c. To the first floor are four bedrooms, an en-suite and a family bathroom. Externally there is off street parking, detached garage and enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND 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

#### Entrance Hallway

15'1" x 5'10" (4.61m x 1.79m)



Stairs to leading to First Floor Accommodation with balustrade and turned spindles. Understairs storage cupboard, central heating radiator and doors leading off.

### Lounge

16'10" x 13'8" (5.15m x 4.17m)



UPVC double glazed bay window to the front elevation, central heating radiator, television and telephone points.



### Dining Room

10'9" x 9'3" (3.29m x 2.84m)



UPVC double glazed patio doors to the rear elevation, central heating radiator and doors leading off.

## Kitchen/Diner

16'5" x 8'9" (5.02m x 2.69m)



Range of white fronted base and wall units with brushed chrome 'T' bar handles. One and a half bowl white sink and drainer with chrome mixer tap over set into a marble effect laminate work surface with tiled splashback. Integrated appliances include: brushed chrome electric oven and four ring gas hob with electric extractor fan over benefitting from downlighting. UPVC double glazed windows to the rear elevation and wood effect flooring.



## Utility

8'0" x 5'0" (2.46m x 1.53m)



Range of white fronted base and wall units with brushed chrome 'T' bar handles. White sink and drainer with chrome mixer tap over set into a marble effect laminate work surface. Plumbing for washing machine, central heating radiator, wood effect flooring and 'Ideal' central heating boiler. UPVC panel door having double glazed window to the side elevation.

## Ground Floor W.C

7'4" x 4'2" (2.25m x 1.29m)



White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over set into a vanity unit with tiled splashback. UPVC double glazed frosted window to the side elevation and central heating radiator.

### Study

7'2" x 5'6" (2.2m x 1.7m)



UPVC double glazed bay window to the front elevation and further uPVC double glazed window to the side elevation. Central heating radiator and telephone point.

### Second Floor Accommodation

#### Landing

Doors leading off.

#### Bedroom One

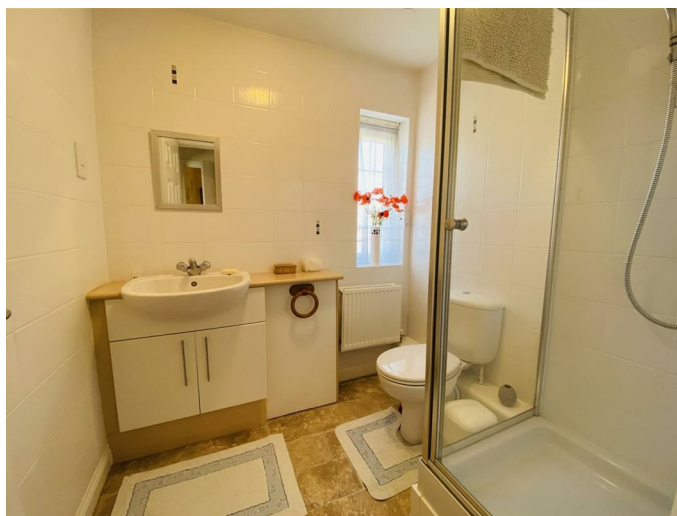
13'10" x 13'0" (4.22m x 3.98m)



UPVC double glazed window to the front elevation, central heating radiator and door leading off into:

### En-Suite

6'4" x 5'9" (1.94m x 1.77m)



White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over set into a vanity unit. Shower cubicle with shower inset to the wall. The room is tiled on all walls to ceiling height. UPVC double glazed frosted window to the front elevation and central heating radiator.

#### Bedroom Two

13'6" x 10'1" (4.13m x 3.08m)



UPVC double glazed window to the front elevation and central heating radiator.



**Bedroom Three**  
11'2" x 10'5" (3.41m x 3.20m)

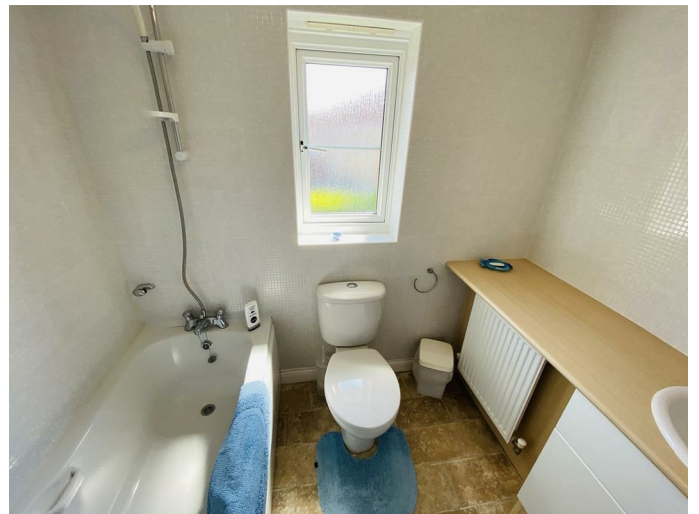


**Bedroom Four**  
9'11" x 9'0" (3.04m x 2.76m)



UPVC double glazed window to the rear elevation and central heating radiator.

**Bathroom**  
7'5" x 5'5" (2.27m x 1.67m)



UPVC double glazed window to the rear elevation and central heating radiator.

White panel bath with chrome mixer tap over and chrome shower attachment. White low flush w.c with chrome fittings and white wash hand basin set into vanity unit. Central heating radiator, tiled effect flooring and the room is tiled on all walls to ceiling height. UPVC double glazed frosted window to the rear elevation.

## Exterior

## Front



Storm porch, outside lamp, flagged pathways to front and side of the property leading to the tarmacked driveway area and brick built double garage with power and up and over door. Boundaries defined by hedging and timber fencing.

## Rear



The rear is predominately laid to lawn with mature established shrubs. Flagged pathway running along the sides of the property to a patio area. Boundaries defined by timber fencing.



## Side

Flagged pathway running along the side of the property leading into.





### Directions

Leave Selby on the A1041 Bawtry Road. Continue straight ahead at the roundabout and the the first left onto Hawthorne Road. Take a left onto Abbots Mews where the property can be clearly identified by a Park Row '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.

### 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.

### Viewing

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.

### 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

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

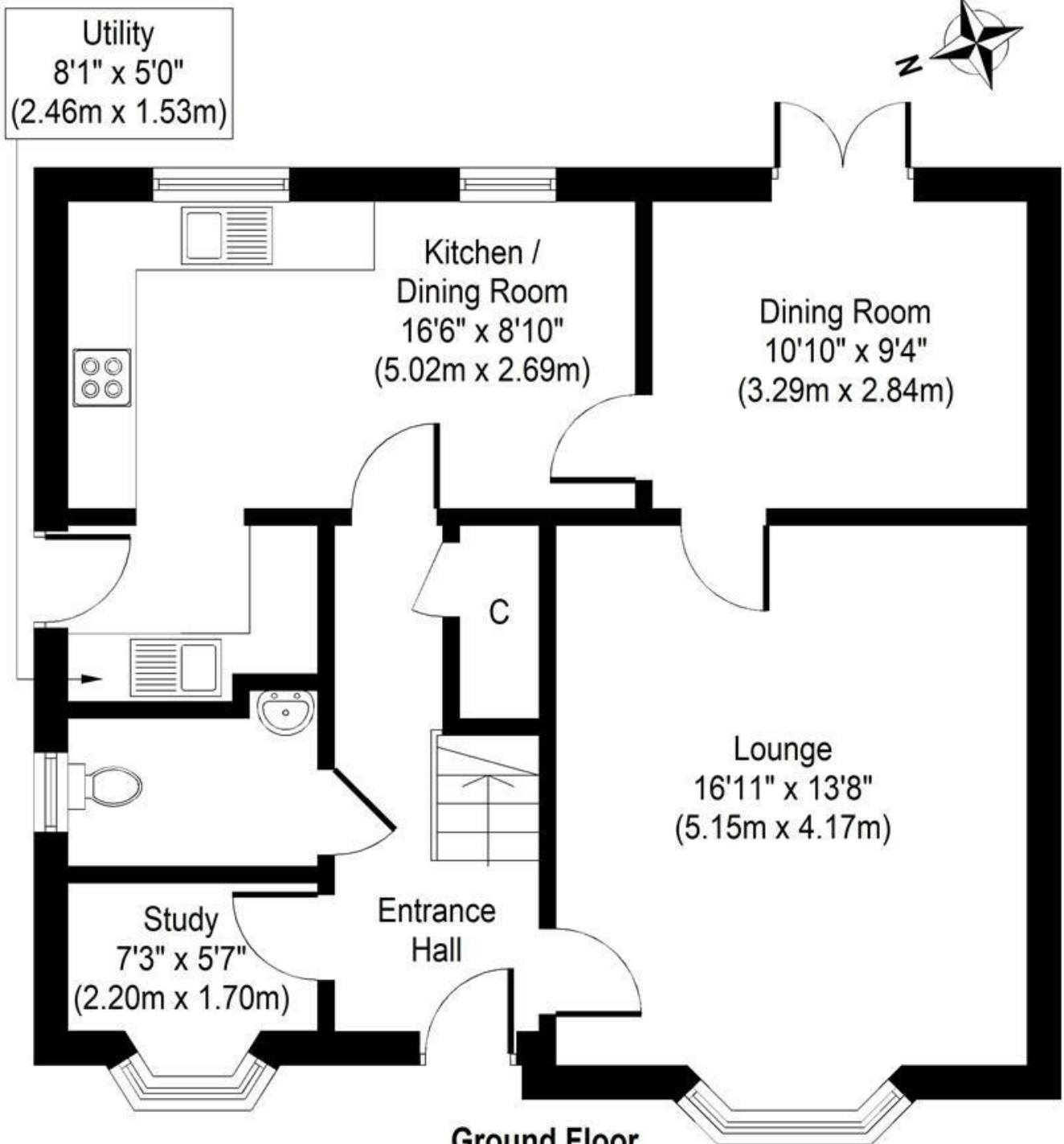
CASTLEFORD - 01977 558480

### 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.

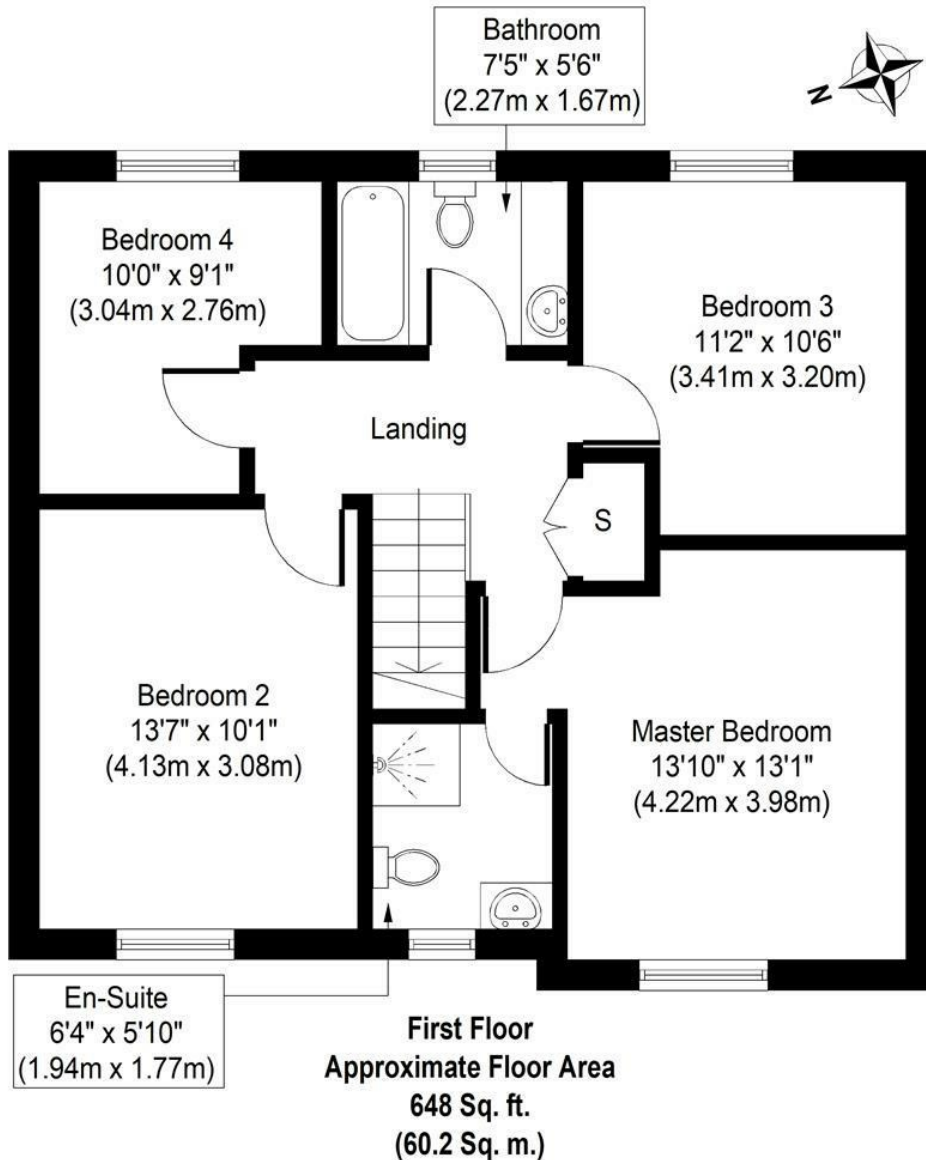


**Ground Floor**  
**Approximate Floor Area**  
**658 Sq. ft.**  
**(61.1 Sq. m.)**

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
77	88		

Energy Efficiency Rating: A-G scale. Current: 77, Potential: 88.

Environmental Impact (CO<sub>2</sub>) Rating: A-G scale. Current: G, Potential: A.

England & Wales EU Directive 2002/91/EC