Park Rôw



Gowthorpe, Selby, YO8 4HA

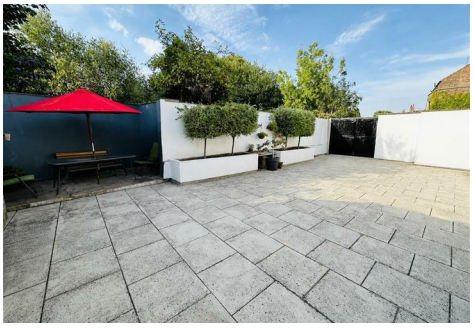
Offers Over £475,000

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** FINISHED TO A HIGH SPECIFICATION ** TOWN CENTRE LOCATION ** Situated in Selby, this beautiful detached property briefly comprises: Kitchen Diner, Family Room, Lounge, Utility and Ground Floor w.c. To the First Floor are four bedrooms with the master featuring an En-Suite and an additional Family Bathroom. Externally the property benefits from off street parking and enclosed rear garden.VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THIS LOVELY FAMILY HOME 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'.











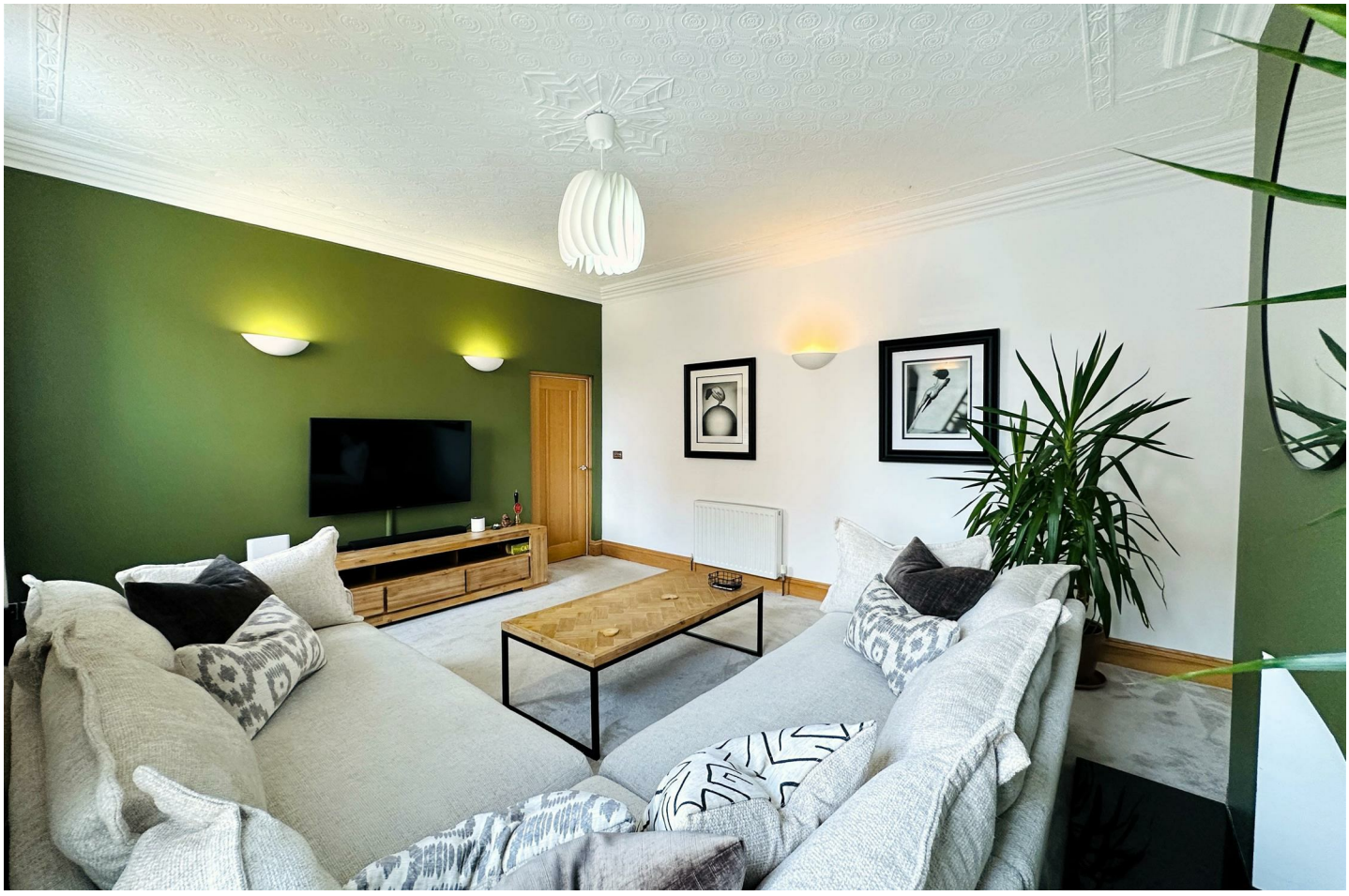


































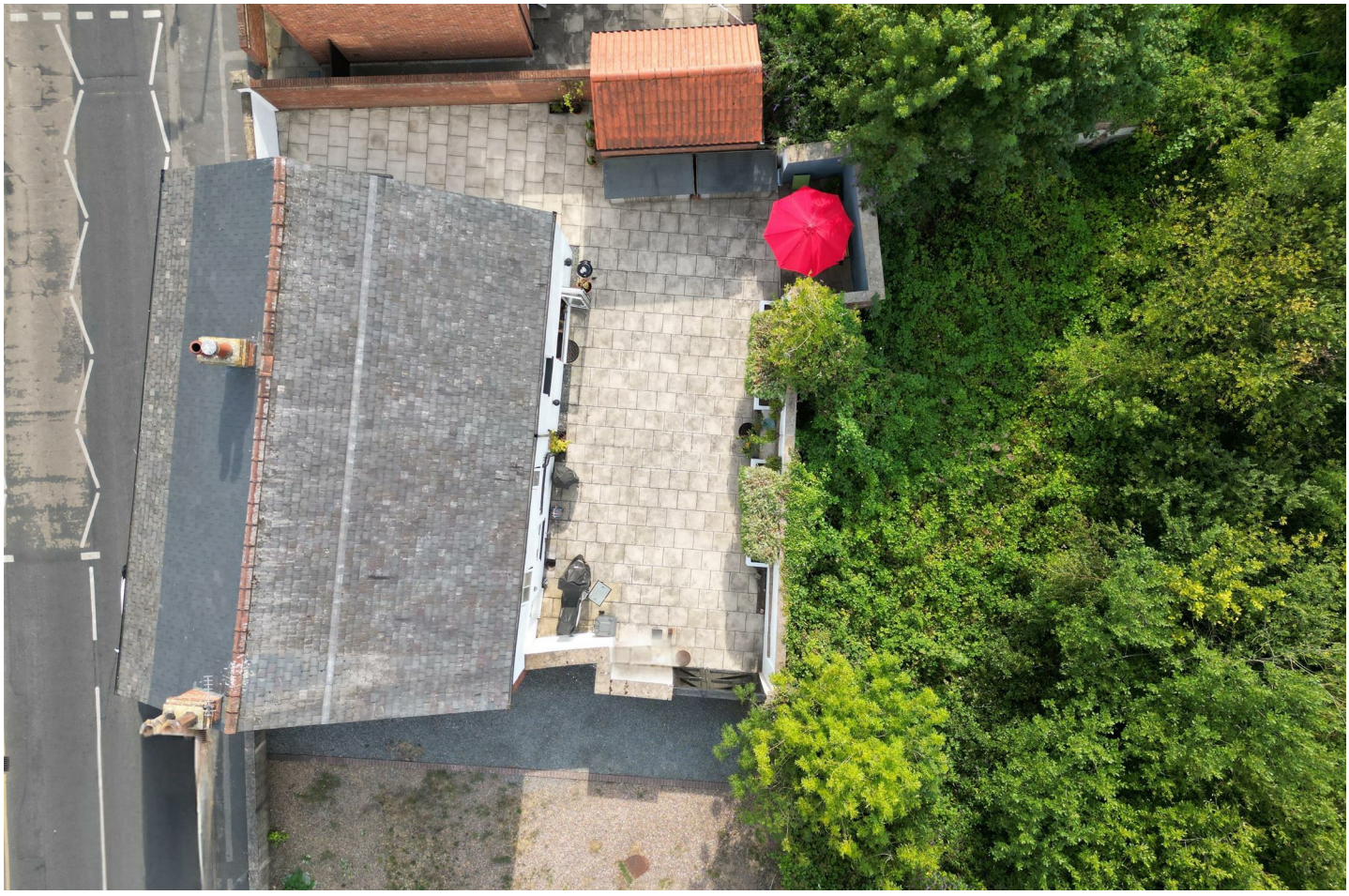












PROPERTY OVERVIEW

This impressive four-bedroom period property effortlessly combines character and space, offering beautifully proportioned accommodation within easy reach of Selby town centre and its excellent amenities. Boasting high ceilings throughout, the home enjoys a wonderful sense of light and grandeur. The property offers generous living accommodation ideal for both family life and entertaining. A stunning open-plan kitchen and dining space with patio doors, which provide seamless access to the enclosed rear garden and create an excellent indoor-outdoor flow. Through to the rear of the Kitchen a practical and well-appointed utility room providing additional storage and workspace. There is also a convenient ground floor toilet. Located just off the kitchen dining area, a versatile family room provides the perfect additional living space for family or guests. To the first floor the spacious layout includes four well-sized bedrooms, with the master bedroom benefiting from a private en-suite shower room, providing a comfortable retreat for homeowners. This property also benefits from a beautifully appointed family bathroom finished to a high standard, offering both style and practicality. The suite comprises a contemporary freestanding bath and separate walk-in shower. To the rear of the property there is a spacious, low-maintenance enclosed garden that wraps around the rear and side of the home, providing a versatile outdoor space ideal for both relaxation and entertaining. Fully laid with attractive paving, the garden enjoys a degree of privacy and offers ample room for outdoor seating, dining, and social gatherings.

GROUND FLOOR ACCOMMODATION

Hall
15'7" x 7'0" (4.77m x 2.15m)

Kitchen Diner
32'10" x 11'11" (10.02m x 3.64m)

Lounge
17'8" x 14'9" (5.41m x 4.51m)

Family Room
16'2" x 15'11" (4.95m x 4.86m)

Utility
7'8" x 6'8" (2.35m x 2.05m)

W.c
6'4" x 3'7" (1.94m x 1.11m)

FIRST FLOOR ACCOMMODATION

Bedroom One
18'6" x 15'6" (5.66m x 4.73m)

En-Suite
8'11" x 5'1" (2.72m x 1.57m)

Bedroom Two
15'6" x 13'4" (4.74m x 4.07m)

Bedroom Three
14'9" x 11'3" (4.51m x 3.43m)

Bedroom Four
13'0" x 11'3" (3.97m x 3.43m)

EXTERIOR

Front
The property fronts onto a public footpath.

Side and Rear
Offering off street parking to the side with access to private outdoor space is low-maintenance featuring a large paved patio ideal for relaxing, entertaining, and al-fresco dining.

DIRECTIONS

Leave Selby Town Centre towards Leeds along Gowthorpe. The property is located on the right hand side and can be identified by our Park Row 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: D

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: 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.

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.

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.

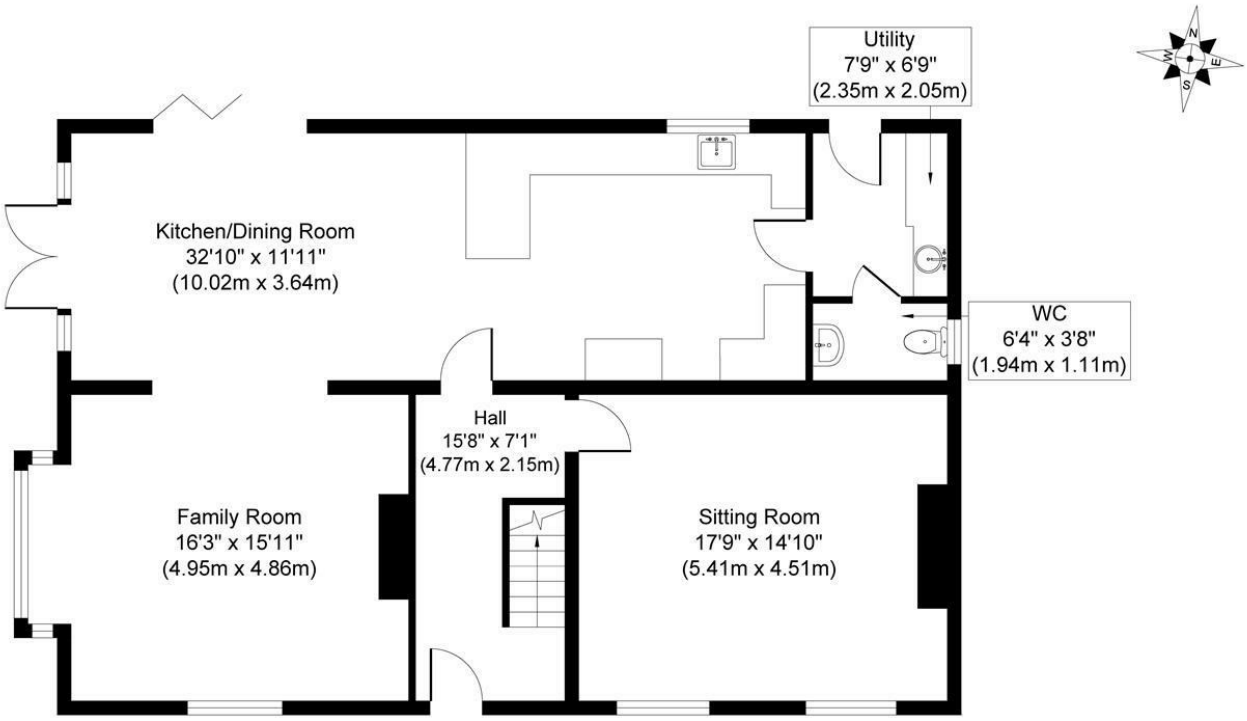
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

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

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.



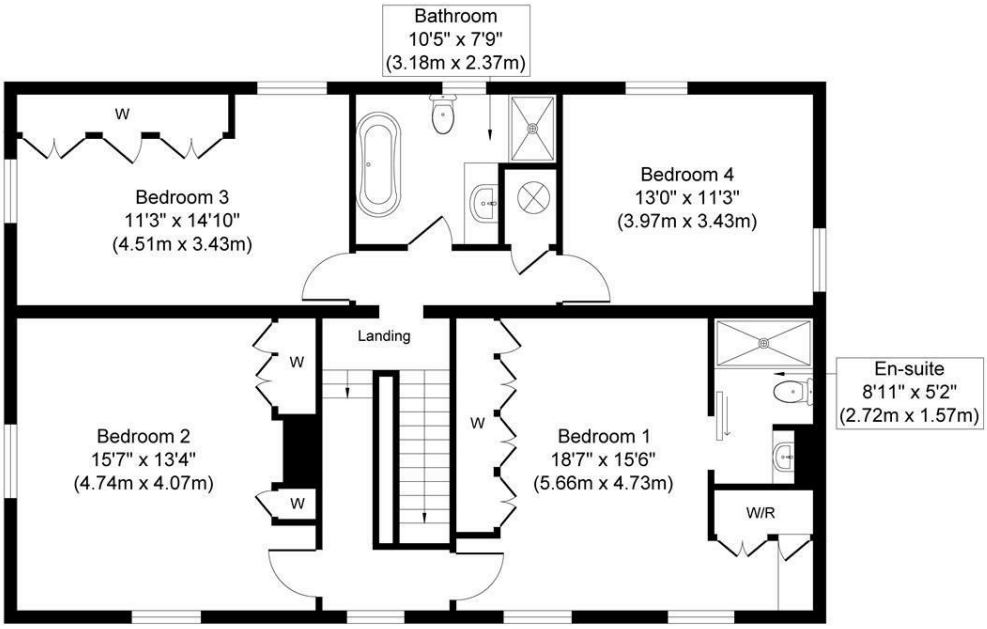
Ground Floor
Approximate Floor Area
1125 sq. ft
(104.53 sq. m)

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
1110 sq. ft
(103.10 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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T 01757 241124
W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS
selby@parkrow.co.uk

