



## 4 The Haven, Selby, YO8 8BJ

Modern Town House Across Three Floors | Three Bedrooms | Driveway Parking | Garage | Utility Room | Master Bedroom With En-Suite | Enclosed Rear Garden | Popular Location | Viewing Highly Recommended

- Mid Terrace Townhouse
- Gas Central Heating
- Council Tax Band - C
- Enclosed Rear Garden
- Three Double Bedrooms
- Freehold Property
- Master Bedroom With En-Suite
- Driveway Parking & Garage
- EPC Rating - C
- Utility Room

**Asking Price £220,000**

Jigsaw Move are pleased to welcome you to this a beautifully renovated mid-terrace house on The Haven in Selby which is a quiet cul-de-sac next to the River Ouse. The property offers a unique blend of modern living and thoughtful design across three well-designed floors. Built in 2005, this property spans an impressive 1,165 square feet and has been creatively reconfigured by the current vendor, resulting in a layout that stands apart from others in the estate.

The property has undergone a full renovation, completed since 2024, which includes all new carpet and flooring, fresh decoration, and a contemporary kitchen that is perfect for culinary enthusiasts. The bathrooms have also been replaced, offering a fresh and stylish atmosphere throughout the home. Additionally, a new combi boiler and heating system have been installed, ensuring warmth and efficiency during the colder months.

As you enter the property, you are greeted by a welcoming entrance hallway that features a newly designed WC and storage area, making it practical for everyday living. The heart of the home is the stylish kitchen diner, which features patio doors that open into a lovely rear garden, perfect for enjoying al fresco dining or simply relaxing outdoors. The newly fitted kitchen is a highlight, featuring Bosch double oven, 5 ring hob with a wok burner, integrated dishwasher, under cupboard led lighting innovative magic corner cupboards and a pull-out full height pantry unit that maximises storage space and enhance functionality. Additionally, the vendor has ingeniously transformed part of the garage into a utility room, enhancing functionality and convenience which provides practical storage, coat cupboard, laundry space for a washing machine and tumble dryer and room for a full size American style fridge freezer.

Moving to the first floor you are greeted by a spacious reception room that features a modern built in media wall and décor that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. A generous landing area leads to the third double bedroom which features acoustic panelling and is currently being used as a music listening room and home office. This room can be used as a comfortable bedroom or home office depending on your needs.

The second floor is dedicated to comfort and privacy, featuring a spacious master bedroom which accommodates a super king bed, features fitted wardrobes and is complete with an en-suite shower room, ensuring a personal retreat. The second bedroom features a fitted wardrobe and large storage alcove with a light, clothing rail and storage unit. This room can easily fit a king-size bed. This floor also offers a family bathroom with a waterfall shower over the bath which completes this level, providing ample facilities for all residents.

The rear garden is a standout feature of the property, thoughtfully designed to provide an attractive and low-maintenance outdoor space. A stylish covered decking area creates the perfect setting for al fresco dining, entertaining guests, or simply relaxing outdoors throughout the year. The garden also benefits from an artificial lawn, offering year-round greenery with minimal upkeep. To the rear, a further decking area with a charming corner arbor seating area provides an additional spot to unwind and enjoy the surroundings. Practical features include a garden shed for storage, an outside tap, a double plug socket, and rear gate access leading to the back of the properties, adding convenience and functionality to this well-appointed outdoor space.

The garage is equipped with an electric light, plug socket and outside tap making it an ideal space for hobbies or additional storage. The fitted work bench and wall cabinets above provide practical solutions for organisation, perfect for those who enjoy DIY projects or need a dedicated workspace.

For those with vehicles, the property offers parking for one large vehicle, a valuable asset in this area. Additionally, the boarded loft, complete with a ladder and light, provides an impressive 15ft x 9ft of extra storage space, perfect for keeping your home clutter-free. All electrical sockets and light fixtures throughout the house have been updated, providing a fresh and contemporary feel. Each bedroom is thoughtfully fitted with insect roller screen blinds, ensuring a pleasant environment throughout the warmer months.

The property is situated within 10 minutes walking distance to Selby Town Centre and bus station and only 5 minutes to the railway station which has fast direct services to Leeds, York and Hull plus London King's Cross is just 2 hours away. Selby hosts a range of local amenities; nurseries, primary and high schools, play park and doctors surgery and a buzzing high street with; shops, doctors, opticians, beauty parlours, super markets, public houses/restaurants and is also home to the historical Selby Abbey. With its close proximity to all major road networks and the M62, Selby is ideal for commuters.

This distinctive home on The Haven is not just a house; it is a place where you can create lasting memories. With its modern amenities and thoughtful design, this property is ready to welcome you home. Don't miss the opportunity to make this delightful residence your own.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

**Kitchen/Diner 9'1" x 14'6" (2.77m x 4.41m)**

**Utility 7'1" x 8'6" (2.15m x 2.59m)**

**WC 4'11" x 2'9" (1.50m x 0.83m)**

## FIRST FLOOR ACCOMMODATION

### Landing

**Lounge 17'4" x 15'10" (5.29m x 4.83m)**

**Bedroom Three 13'7" x 8'5" (4.15m x 2.57m)**

## SECOND FLOOR ACCOMMODATION



## Landing

**Bedroom One 13'1" x 8'8" (3.99m x 2.65m)**

**En-suite 5'3" x 5'6" (1.61m x 1.67m)**

**Bedroom Two 11'3" x 14'6" (3.44m x 4.41m)**

**Bathroom 6'11" x 5'6" (2.10m x 1.67m)**

## EXTERNAL

**Garage 8'8" x 8'6" (2.64m x 2.59m)**

## ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

info@jigsawmove.co.uk

## COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their 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 stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

## 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. All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

## OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

## PROPERTY DETAILS

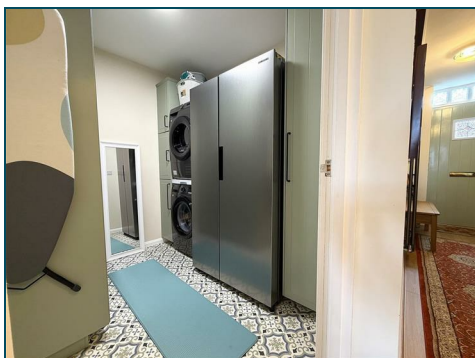
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

## VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that 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. A full copy of the EPC for the property is available upon request.

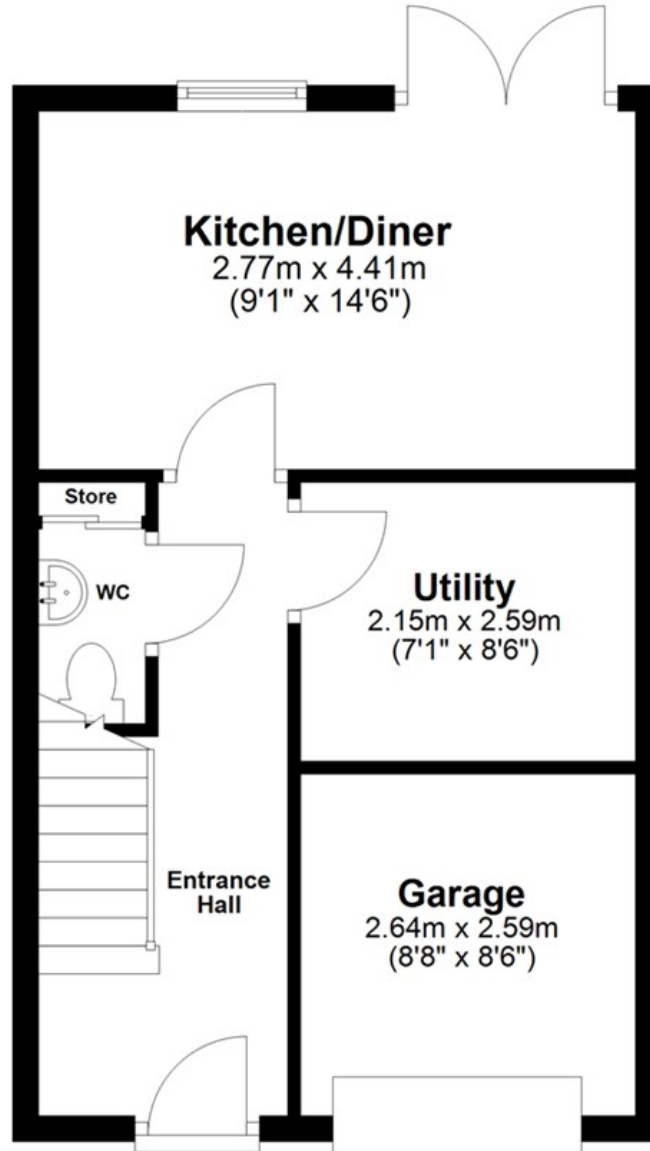
## WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



# Ground Floor

Approx. 35.2 sq. metres (379.1 sq. feet)



Total area: approx. 108.3 sq. metres (1165.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	88
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	