



## 14 Kirkby Avenue, Selby, YO8 3WA

Semi-Detached Property | Three Bedrooms | No Onward Chain | Driveway Parking | Detached Garage | New Bathroom | Ideal Family Home | Popular Location | Viewing Highly Recommended

- Semi-Detached Property
- Gas Central Heating
- Council Tax Band - C
- Ideal Family Home
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking & Detached Garage
- EPC Rating - D
- New Bathroom Fitted

**Offers In The Region Of £200,000**

Jigsaw Move are pleased to present this delightful semi-detached house nestled on the charming Kirkby Avenue. The property presents an excellent opportunity for families and first-time buyers alike.

The property boasts a spacious entrance vestibule that welcomes you into a large lounge, perfect for relaxation and entertaining. The kitchen diner is a standout feature, equipped with patio doors that lead directly into the rear garden, seamlessly blending indoor and outdoor living.

On the first floor, you will find two generously sized double bedrooms, alongside a further third bedroom, ideal for children, guests, or a home office. The newly fitted bathroom is a modern addition, featuring a shower over the bath, ensuring both style and functionality.

Outside, the property offers ample parking for up to two vehicles, with a convenient driveway and a detached garage, providing additional storage or workshop space. The rear garden is a lovely retreat, complete with a patio area for al fresco dining and a grassy space for children to play or for gardening enthusiasts to cultivate their green thumb. Access to the garage is available via a side door, adding to the practicality of this home.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and hassle-free purchase process. This home is ready for you to move in and make it your own.

Recently decorated throughout, this home exudes a fresh and modern feel. The kitchen has been thoughtfully updated with new cupboard doors, enhancing both functionality and style. You will also find brand new flooring in the kitchen, bedrooms, and bathroom, adding to the overall appeal of the property.

The property is situated within walking distance to Selby Town Centre. 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 networks, Selby is ideal when commuting to York, Leeds and Hull.

In summary, this semi-detached house on Kirkby Avenue is a sought-after location, offering a friendly community atmosphere and easy access to local amenities. This charming home is not to be missed, so arrange a viewing today to fully appreciate all it has to offer.

#### **GROUND FLOOR ACCOMMDATION**

**Entrance Vestibule 3'7" x 4'8" (1.09m x 1.41m)**

**Lounge 14'1" x 14'9" (4.30m x 4.49m)**

**Kitchen/Diner 9'1" x 14'9" (2.78m x 4.49m)**

#### **FIRST FLOOR ACCOMMDATION**

**Landing**

**Bedroom One 13'8" x 8'8" (4.17m x 2.63m)**

**Bedroom Two 6'8" x 8'8" (2.02m x 2.63m)**

**Bedroom Three 10'1" x 5'11" (3.07m x 1.81m)**

**Bathroom 5'6" x 5'11" (1.68m x 1.81m)**

#### **EXTERNAL**

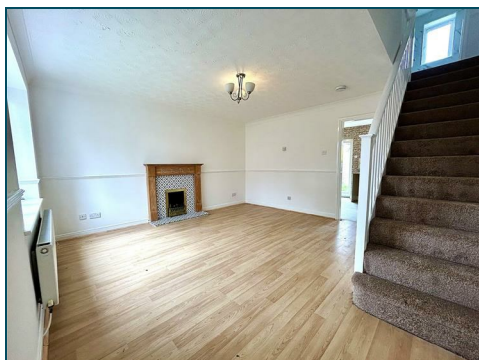
#### **ANTI-MONEY LAUNDERING (AML) CHECKS**

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.

## UTILITIES MATERIAL INFORMATION

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

Broadband – FTTP (fibre to the premises)

Mobile signal/coverage is good in this area

## 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.

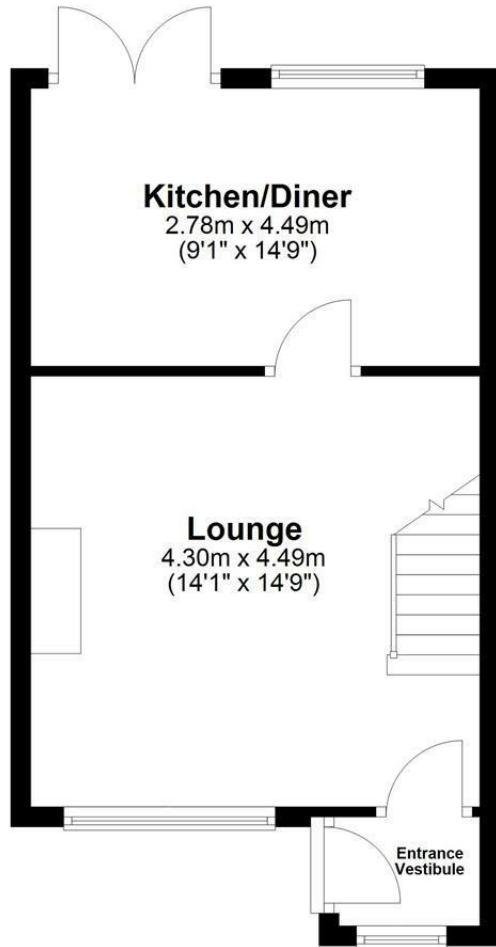
## WINDOWS

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



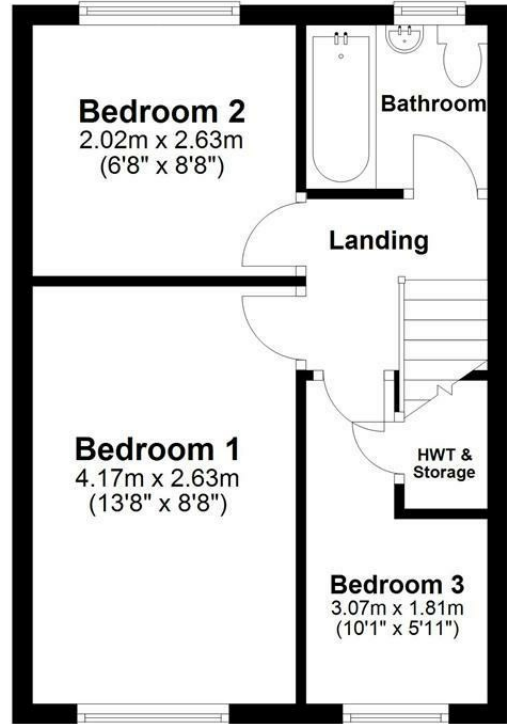
## Ground Floor

Approx. 33.9 sq. metres (364.5 sq. feet)



## First Floor

Approx. 29.5 sq. metres (317.3 sq. feet)



Total area: approx. 63.3 sq. metres (681.8 sq. feet)

