

18 Hornbeam Close, Selby, YO8 8FS

Detached Three Bedroom Property | Private Driveway Parking To The Rear | Stylish Kitchen- Diner | En-Suite Bathroom | Well Presented Rear Garden

- Beautifully Presented Detached House
- Three Bedroom
- Driveway Parking To The Rear
- Gas Central Heating
- Freehold
- EPC Rating TBC
- Council Tax Band B
- Stylish Kitchen- Diner
- En-suite Bathroom

Offers Over £300,000

Jigsaw Move are pleased to welcome to the market, nestled in the charming area of Hornbeam Close, Selby, this beautifully presented detached house offers a perfect blend of modern living and comfort. Built in 2015, the property spans an impressive 947 square feet and boasts three well-appointed bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The stylish kitchen-diner is a standout feature, designed to cater to both culinary enthusiasts and casual diners alike. Its contemporary design and functionality make it the heart of the home, perfect for family gatherings or hosting friends.

The property includes two bathrooms, one of which is an en-suite attached to the master bedroom, ensuring convenience and privacy. Each bedroom is generously sized, offering a peaceful retreat at the end of the day.

Outside, the well-presented garden provides a delightful outdoor space for children to play or for adults to unwind. Additionally, the driveway parking to the rear adds to the practicality of this home, making it easy to come and go without the hassle of street parking.

This detached house in Hornbeam Close is not just a property; it is a place where memories can be made. With its modern amenities and thoughtful design, it is a wonderful opportunity for anyone looking to settle in a welcoming community. Don't miss the chance to make this lovely house your new home.

GROUND FLOOR

Lounge 11'10" x 12'6" (3.61m x 3.80m)

Kitchen/Diner 8'11" x 17'8" (2.71m x 5.38m)

Utility 4'11" x 7'10" (1.49m x 2.38m)

Open Plan Living Area 13'1" x 9'11" (3.99m x 3.01m)

WC 4'11" x 2'7" (1.49m x 0.80m)

Entrance Hall 12'7" x 6'9" (3.83m x 2.06m)

FIRST FLOOR

Master Bedroom 10'4" x 6'7" (3.15m x 2.00m)

En-suite 5'6" x 5'7" (1.68m x 1.69m)

Bedroom 2 9'2" x 9'2" (2.80m x 2.80m)

Bedroom 3 9'2" x 8'4" (2.80m x 2.55m)

Shower Room 6'5" x 5'3" (1.95m x 1.59m)

Landing 6'5" x 6'7" (1.95m x 2.00m)

ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Hipla 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.

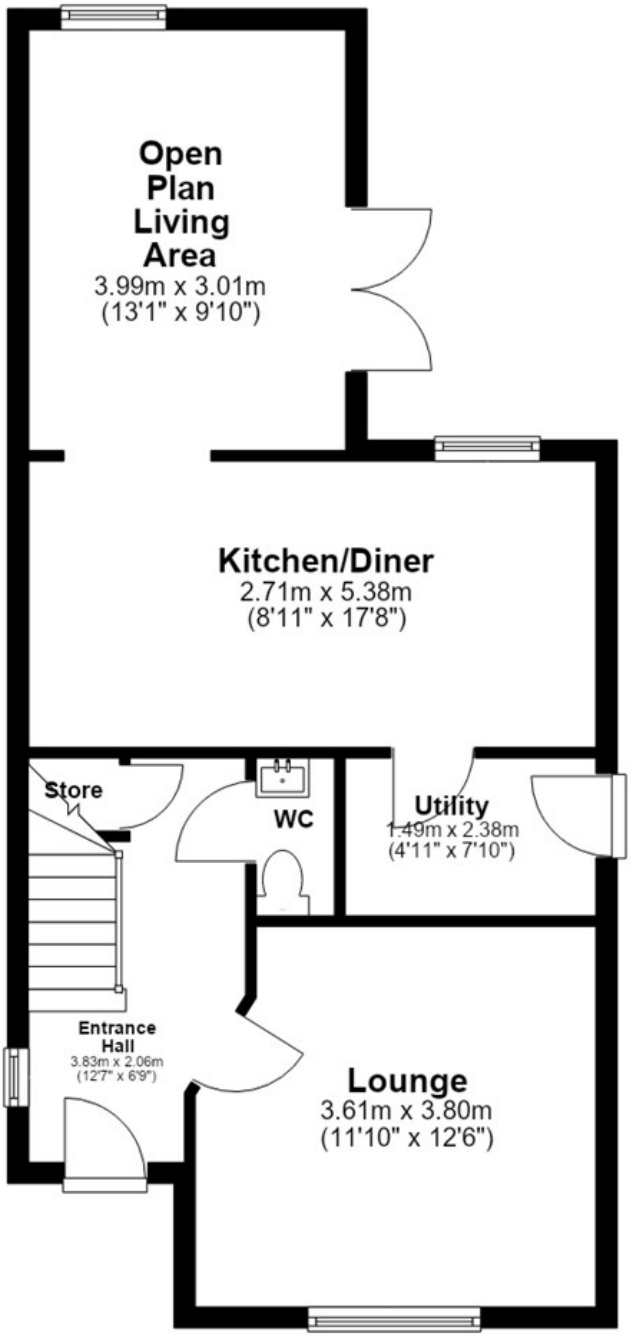
WINDOWS
Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.





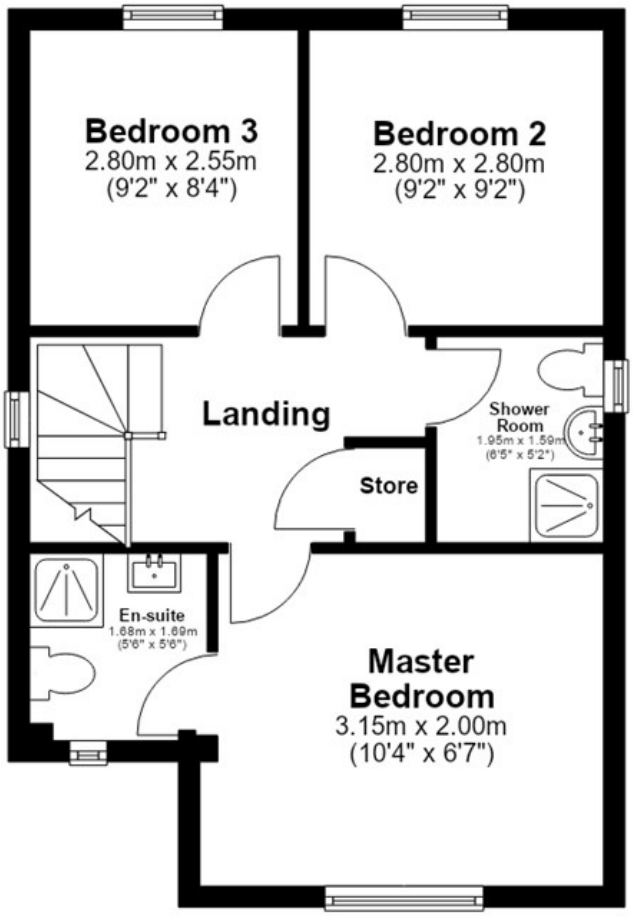
Ground Floor

Approx. 53.3 sq. metres (573.7 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.6 sq. feet)



Total area: approx. 95.1 sq. metres (1023.3 sq. feet)

