



## 2 Annie Street, Selby, YO8 4LR

Mid-Terrace Property | Two Bedrooms | Off Street Parking | Multiple Reception Rooms | Ideal For First Time Buyers | Close To Town Location | Viewing Highly Recommended

- Mid-Terrace Property
- Gas Central Heating
- Council Tax Band - A
- Close To Town Location
- Two Bedrooms
- Freehold Property
- Multiple Reception Rooms
- Off Street Parking
- EPC Rating - C
- Ideal For First Time Buyers

**Asking Price £160,000**



Jigsaw Move are pleased to present this delightful terraced house nestled on the charming Annie Street in Selby. The property offers a perfect blend of character and modern living. Built in 1900, the property spans an inviting 775 square feet and is an ideal choice for first-time buyers seeking a home with both space and convenience.

Upon entering, you are greeted by two well-proportioned reception rooms, comprising a separate lounge and a dining room, providing ample space for relaxation and entertaining. The layout is thoughtfully designed to create a warm and welcoming atmosphere, perfect for family gatherings or quiet evenings in.

The property features two comfortable bedrooms, ensuring a restful retreat at the end of the day. The bathroom is conveniently located, catering to the needs of modern living.

Situated in a prime location, this home benefits from off street parking and is just a stone's throw away from the town centre, offering easy access to a variety of shops, cafes, and local amenities. The vibrant community of Selby is known for its friendly atmosphere and rich history, making it an attractive place to call home.

This charming terraced house on Annie Street presents an excellent opportunity for those looking to step onto the property ladder. With its appealing features and convenient location, it is sure to attract interest from a range of buyers. Do not miss the chance to make this lovely house your new home.

**GROUND FLOOR ACCOMMODATION**

**Lounge 10'5" x 12'3" (3.17m x 3.74m)**

**Hallway**

**Dining Room 12'3" x 12'4" (3.73m x 3.77m)**

**Kitchen 8'8" x 6'8" (2.63m x 2.02m)**

Window to side.

**FIRST FLOOR ACCOMMODATION**

**Landing**

**Bedroom One 10'4" x 12'5" (3.15m x 3.78m)**

**Bedroom Two 12'4" x 6'3" (3.76m x 1.91m)**

**Family Bathroom 9'2" x 5'10" (2.80m x 1.79m)**

**EXTERNAL**

**Outside Storage**

**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

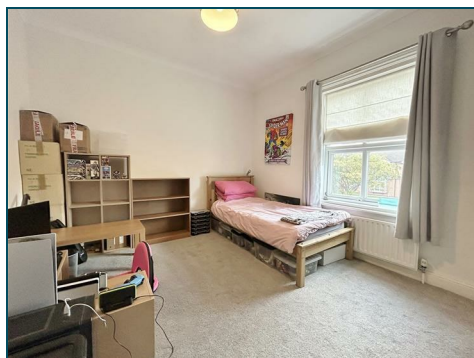
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in 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. 37.6 sq. metres (405.0 sq. feet)




## First Floor

Approx. 29.9 sq. metres (321.6 sq. feet)



Total area: approx. 67.5 sq. metres (726.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>71</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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