



## 72 Courtnays, Selby, YO8 9AB

Semi-Detached Property | Three Bedrooms | Modern Through Out | Open Plan | Bi-Folding Doors | Popular Location | Viewing Highly Recommended

- Semi Detached Property
- Gas Central Heating
- Council Tax Band - C
- Popular Location
- Three Bedrooms
- Freehold Property
- Open Plan Living, Dining Kitchen With Bi-Fold Doors
- Driveway Parking
- EPC Rating - D
- Modern Through Out

**£290,000**

Jigsaw Move are pleased to welcome you to this charming three-bedroom house located in the desirable area of Courtneys, Selby. Built in 1965, this property has been modernised throughout, offering a delightful blend of contemporary living and classic charm. Spanning an impressive 911 square feet, the home features a spacious ground floor that welcomes you with a large entrance hallway.

The open-plan lounge, dining, and kitchen area is perfect for both entertaining and family life, enhanced by bi-folding doors that seamlessly connect the indoor space to the rear garden. This creates a wonderful flow, allowing natural light to flood the area and providing easy access to outdoor living.

On the first floor, you will find two generously sized double bedrooms, alongside a further single room, making it ideal for families or those needing extra space for guests or a home office. The family shower room is conveniently located to serve all bedrooms.

The property is situated on a corner plot, offering a large driveway with parking for two vehicles, as well as a well-maintained front garden that adds to its curb appeal. The rear garden is a true highlight, featuring a substantial decking area perfect for summer barbecues and a grassy space for children to play. Additionally, there are two sheds located around the side of the property, providing ample storage for gardening tools or outdoor equipment.

One of the standout features of this property is the potential for expansion. The previous owners had plans drawn up to convert the loft into an additional bedroom and bathroom, and these drawings are available for your consideration. This presents a fantastic opportunity to increase the living space and add value to the home.

The property is situated in the desirable village location of Brayton. This sought after village hosts a range of local amenities including; nurseries, primary and high schools, post office, petrol station and butchers. Brayton is also within walking distance to Selby Town Centre and is a great location for commuters due to its access links to all major networks making it perfect for those travelling to York, Leeds and Hull.

## GROUND FLOOR ACCOMMODATION

**Entrance Hall 13'1" x 7'1" (3.99m x 2.16m)**

**Lounge 13'1" x 12'0" (3.99m x 3.66m)**

**Kitchen/Diner 10'2" x 19'5" (3.10m x 5.92m)**

## FIRST FLOOR ACCOMMODATION

**Landing**

**Bedroom One 13'1" x 12'1" (3.99m x 3.68m)**

**Bedroom Two 10'0" x 11'5" (3.05m x 3.48m)**

**Bedroom Three 8'2" x 7'0" (2.49m x 2.13m)**

**Shower Room 5'11" x 7'5" (1.81m x 2.26m)**

## 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](mailto: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.

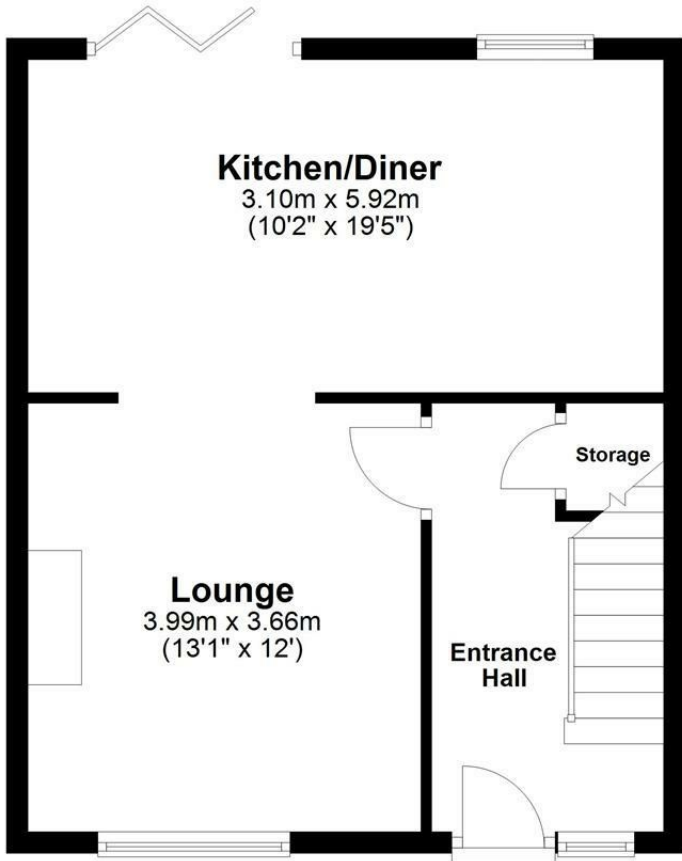
## WINDOWS

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



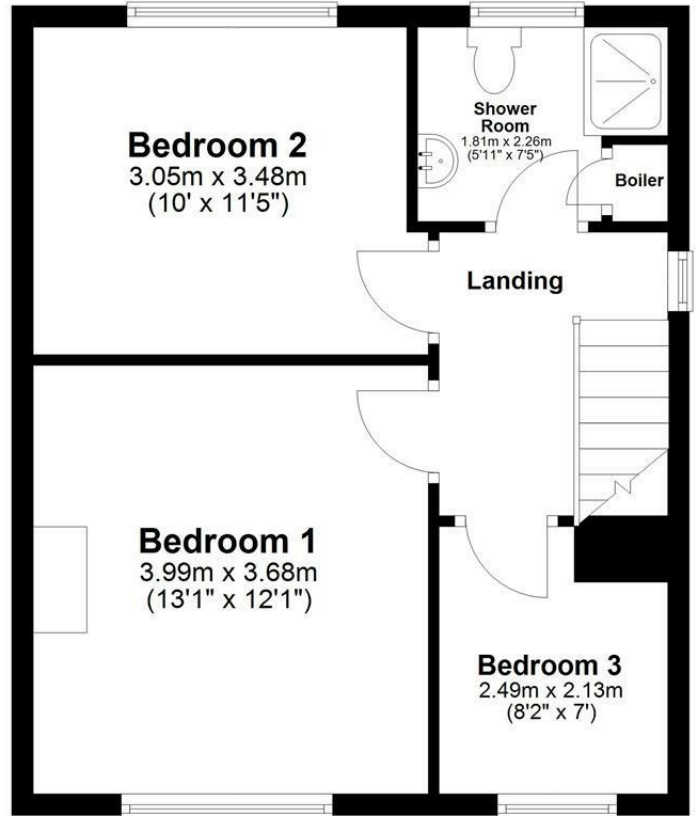
## Ground Floor

Approx. 42.6 sq. metres (458.2 sq. feet)



## First Floor

Approx. 42.1 sq. metres (453.5 sq. feet)



Total area: approx. 84.7 sq. metres (911.7 sq. feet)

