

63 Buller Street, Selby, YO8 4BT

Three Bedroom Mid-Terrace Property in Town Centre Local | Street Parking | Rear Enclosed Yard | Short Walk to Local Amenities | Over Three Storeys

- Mid Terrace House Over Three Storeys
- Three Good Sized Bedrooms
- Street Parking
- Gas Central Heating
- Freehold
- Council Tax Band A
- EPC Rating D
- Short Walk To Local Amenities
- No Onward Chain

£140,000

Jigsaw Move are pleased to welcome to the market this charming three-bedroom mid-terrace home, situated on Buller Street in the heart of Selby. Dating back to approximately 1900, this attractive property combines traditional character with practical living accommodation, making it an ideal purchase for first-time buyers, families and professionals alike.

Arranged over three floors, the property offers well-proportioned accommodation throughout. Upon entering, you are welcomed into a spacious and inviting reception room, providing the perfect setting for both relaxing and entertaining. The home further benefits from three generously sized bedrooms, offering flexible accommodation to suit a variety of needs, alongside a conveniently positioned family bathroom.

Externally, the property enjoys an enclosed rear garden, providing a private outdoor space ideal for enjoying the warmer months, outdoor dining or simply unwinding. On-street parking is also available nearby for added convenience.

Ideally positioned within easy reach of Selby's town centre, the property benefits from a wealth of local amenities, including shops, schools, supermarkets and recreational facilities. Excellent transport links are also accessible, making this a convenient location for those commuting or looking to enjoy everything the surrounding area has to offer.

Offering a fantastic combination of character, space and a convenient central location, this delightful home presents an excellent opportunity for a range of buyers. Early viewing is highly recommended to fully appreciate all that this property has to offer.

GROUND FLOOR

Lounge 13'1" x 13'1" (3.98m x 3.99m)

Kitchen/Diner 10'2" x 13'1" (3.10m x 3.99m)

Bathroom 8'3" x 6'2" (2.51m x 1.89m)

FIRST FLOOR

Bedroom 1 13'1" x 11'2" (3.98m x 3.40m)

Bedroom 2 10'2" x 7'9" (3.10m x 2.36m)

Landing 10'2" x 5'0" (3.10m x 1.53m)

SECOND FLOOR

Bedroom 3 17'9" x 13'1" (5.40m x 3.99m)

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.







ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use a 3rd party ID checking agency 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

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.

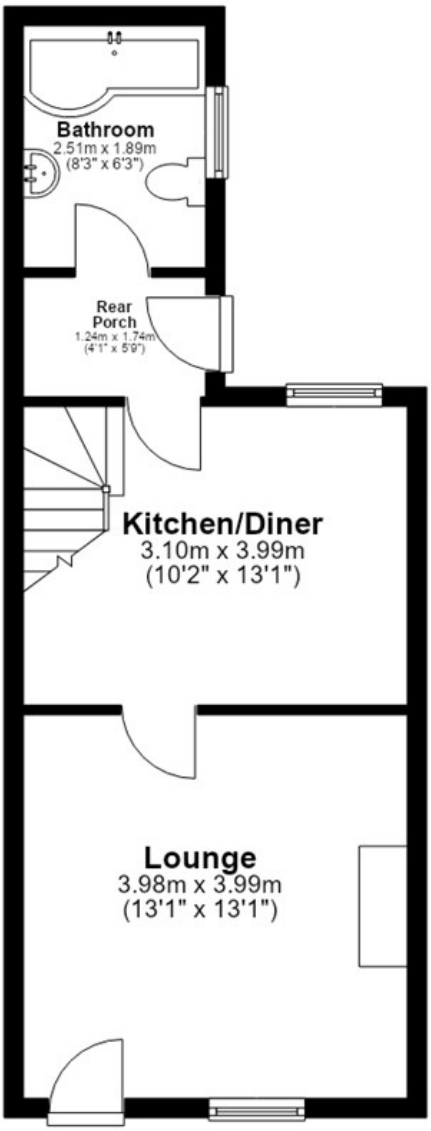






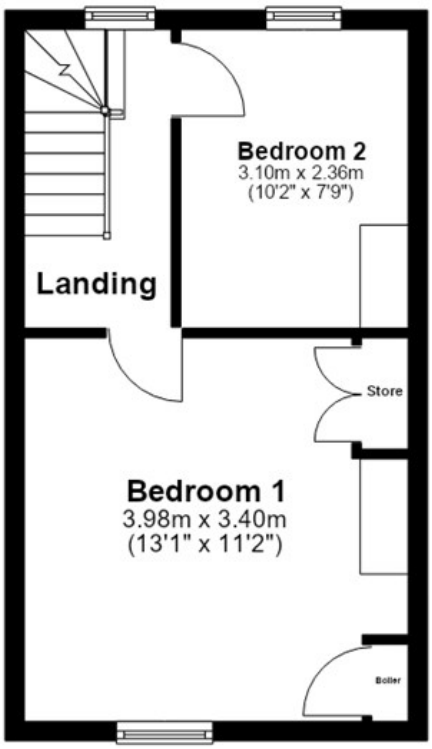
Ground Floor

Approx. 36.0 sq. metres (387.2 sq. feet)



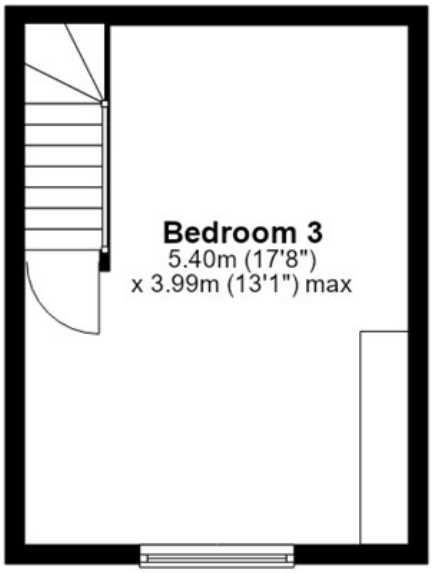
First Floor

Approx. 28.7 sq. metres (309.4 sq. feet)



Second Floor

Approx. 21.5 sq. metres (231.8 sq. feet)



Total area: approx. 86.2 sq. metres (928.3 sq. feet)

