



## 11 Ryedale Way, Selby, YO8 9BP

Semi-Detached Property | Two Bedrooms | No Onward Chain | South Facing Rear Garden | Driveway Parking | Detached Garage | Popular Location | Ideal For First Time Buyers | Viewing Highly Recommended

- Semi-Detached Property
- Gas Central Heating
- Council Tax Band - A
- Ideal For First Time Buyers
- Two Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking & Garage
- EPC Rating - D
- Popular Location

**£175,000**

Jigsaw Move are pleased to present this delightful semi-detached house nestled in the charming area of Ryedale Way, Selby. The property presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples.

Upon entering, you are welcomed into a spacious lounge that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The ground floor also features a generous kitchen diner, providing ample space for family meals and gatherings.

As you ascend to the first floor, you will find a landing with convenient storage, leading to a large master bedroom that benefits from additional storage solutions. The second bedroom is also a good size, ensuring comfort for all occupants. The family bathroom is well-appointed, catering to the needs of the household.

This property is situated on a corner plot, which enhances its appeal with a large front garden that adds to the overall curb appeal. The south facing rear garden is a true highlight, featuring a lovely patio area ideal for al fresco dining, alongside a grassy space perfect for children to play or for gardening enthusiasts to cultivate their green fingers.

Parking is made easy with a driveway accommodating one vehicle, as well as a detached garage for additional storage or parking needs. Notably, this property is offered with no onward chain, allowing for a smooth and swift transaction.

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 Ryedale Way is a wonderful blend of space, comfort, and outdoor enjoyment, making it a must-see for anyone looking to settle in the Selby area.

### **GROUND FLOOR ACCOMMODATION**

**Lounge 13'3" x 12'5" (4.04m x 3.81m)**

**Kitchen 7'9" x 12'5" (2.38m x 3.81m)**

### **FIRST FLOOR ACCOMMODATION**

**Landing**

**Bedroom One 11'7" x 9'3" (3.55m x 2.84m)**

**Bedroom Two 9'6" x 6'8" (2.90m x 2.04m)**

**Family Bathroom 6'4" x 6'1" (1.94m x 1.87m)**

### **EXTERNAL**

**Garage**

### **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.

## 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.

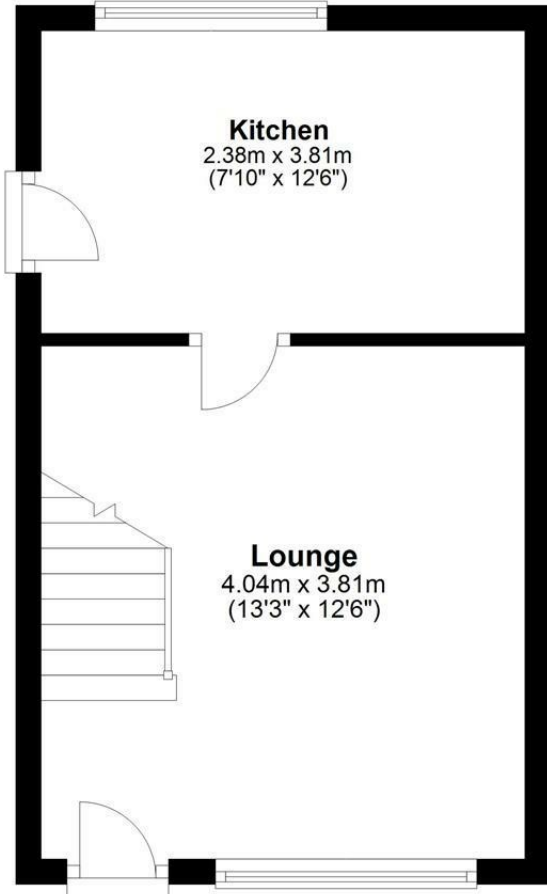


## First Floor

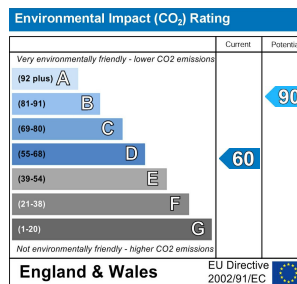
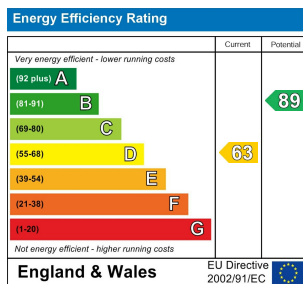
Approx. 26.2 sq. metres (282.4 sq. feet)

## Ground Floor

Approx. 24.9 sq. metres (267.9 sq. feet)



Total area: approx. 51.1 sq. metres (550.3 sq. feet)



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