11 Olympia Crescent, Selby, North Yorkshire, YO8 5AG

End Terrace Property | Three Bedrooms | No Onward Chain | Potential Of Driveway Parking | Enclosed Rear Garden | Close To Town Centre | Viewing Highly Recommended

- End Terrace Property
- Gas Central Heating
- Council Tax Band - A
- Close To Town Location
- Three Bedroom
- Freehold Property
- No Onward Chain
- Potential Of Driveway Parking
- EPC Rating - E
- WC & Utility Room

Offers Over £180,000

Jigsaw Move are pleased to welcome you to this charming end-terrace house located on Olympia Crescent in the delightful town of Selby. This modern property boasts a well-thought-out layout, making it an ideal home for families or those seeking a comfortable living space.

As you enter the property, you are greeted by a spacious entrance hallway that leads to a convenient ground floor WC and a utility area, perfect for managing household chores. The large lounge diner is a standout feature, providing ample space for relaxation and entertaining guests. The heart of the home is undoubtedly the expansive kitchen diner, which is equipped with modern fittings and benefits from patio doors that open into the well-presented rear garden, creating a seamless indoor-outdoor living experience.

Moving to the first floor, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is also located on this level, providing essential amenities for the household.

Externally, the property offers potential for a driveway, thanks to the existing dropped curb, which adds to the convenience of off-road parking. Additionally, there is outside storage available, ensuring that you have ample space for garden tools and equipment. The rear garden is well-maintained, providing a lovely space for outdoor activities or simply enjoying the fresh air.

This property is presented to a modern standard throughout and is offered with no onward chain, making it an attractive option for those looking to move in without delay. With its desirable location and thoughtful design, this end-terrace house on Olympia Crescent is a wonderful opportunity not to be missed.

GROUND FLOOR ACCOMMODATION

Hallway

Lounge/Dining Room 25'6" x 11'0" (7.78m x 3.35m)

Kitchen/Diner 8'4" x 17'1" (2.55m x 5.21m)

W C

Utility 6'6" x 3'2" (1.97m x 0.97m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 12'8" x 10'11" (3.87m x 3.33m)

Bedroom Two 12'4" x 8'8" (3.76m x 2.65m)

Bedroom Three 8'11" x 8'1" (2.73m x 2.47m)

Bathroom

EXTERNAL

Store 16'11" x 5'6" (5.18m x 1.68m)

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.

UTILITIES MATERIAL INFORMATION

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

Broadband – FTTP (fibre to the premises)

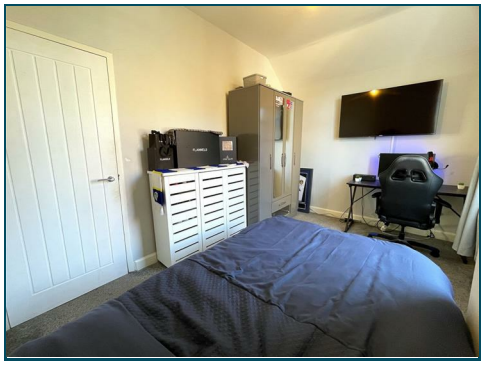
Mobile signal/coverage is good in this area

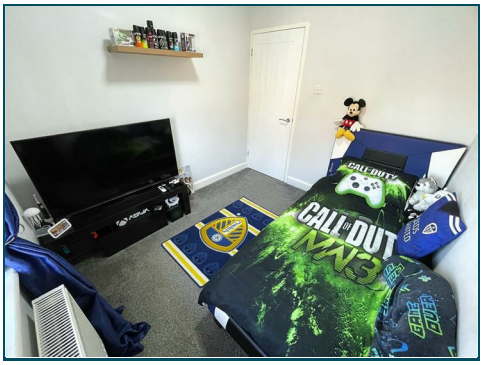
VIEWINGS

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

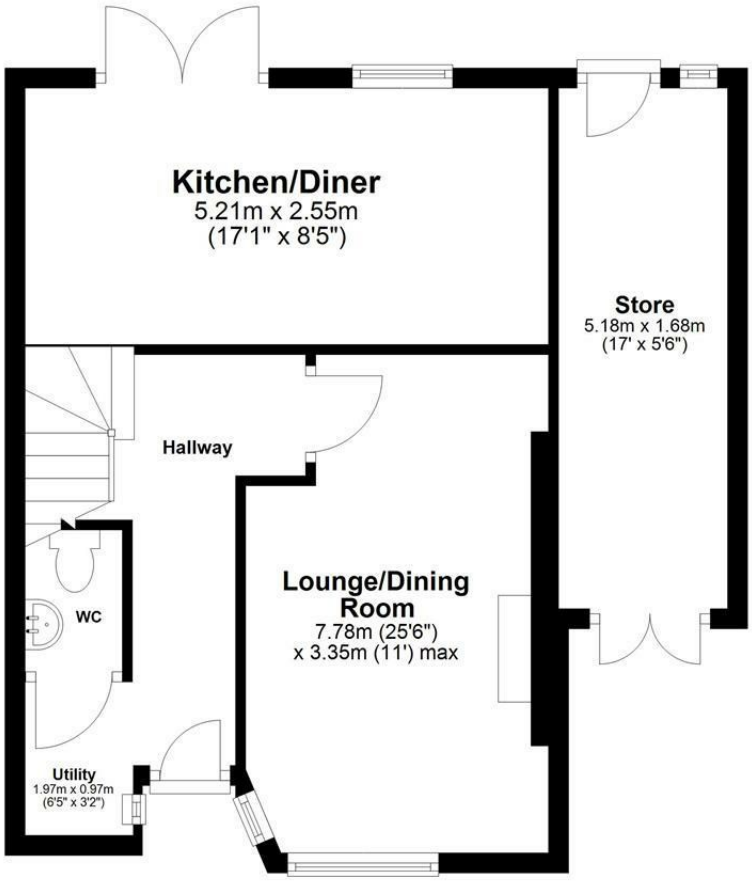
Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.





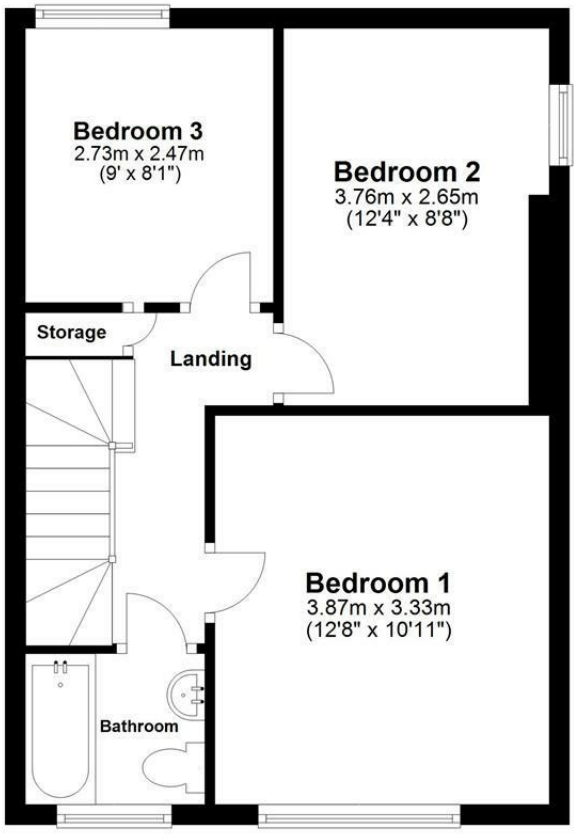
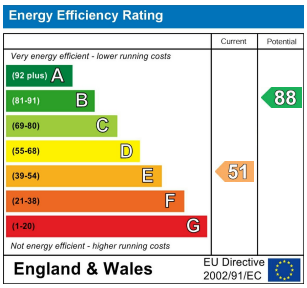
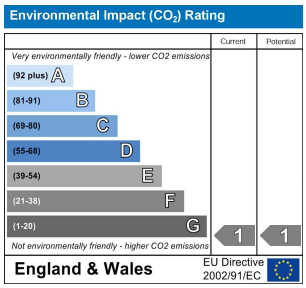
Ground Floor

Approx. 49.0 sq. metres (527.3 sq. feet)



First Floor

Approx. 40.3 sq. metres (434.2 sq. feet)



Total area: approx. 89.3 sq. metres (961.4 sq. feet)