



## 18 Londesborough Street, Selby, YO8 4AW

Recently Renovated Mid Terrace Property | Two Bedrooms | No Onward Chain | South Facing Rear Yard | Multiple Reception Rooms | On Street Parking | Ideal For First Time Buyers | Popular Location | Viewing Highly Recommended

- Recently Renovated Mid-Terrace Property
- Gas Central Heating
- Council Tax Band - A
- Multiple Reception Rooms
- Two Bedrooms
- Freehold Property
- No Onward Chain
- On Street Parking
- EPC Rating - C
- Ideal For First Time Buyers

**Asking Price £150,000**

Jigsaw Move are pleased to present this delightful recently renovated mid-terrace house nestled on the charming Londesborough Street in Selby. The property offers a perfect blend of character and modern living. Built in 1900, the property spans an impressive 853.6 square feet and boasts two well-proportioned reception rooms, making it an ideal space for both relaxation and entertaining.

Upon entering, you are greeted by a welcoming ground floor entrance hallway that leads into a spacious dining room, which seamlessly opens into the lounge, creating an ideal space for entertaining family and friends. The kitchen is conveniently located adjacent to the dining area, providing easy access for meal preparation and family gatherings. Additionally, a pantry area and an outside storage room/utility with room for the washing machine and dryer enhances the practicality of the home, ensuring that everyday tasks are managed with ease.

Upstairs, you will find a generously sized first bedroom, perfect for relaxation, alongside a second bedroom that can serve as a guest room or a study. The large bathroom is thoughtfully designed, offering ample storage space to keep your essentials organised.

Outside, the property boasts a charming south facing rear yard adorned with flower beds, providing a lovely outdoor space for relaxation or gardening enthusiasts. There is also convenient storage available, ensuring that your outdoor area remains tidy and organised.

With no onward chain, this property presents an excellent opportunity for first-time buyers or those looking to downsize. Street parking is readily available, adding to the convenience of this lovely home.

The property is situated within walking distance to Selby Town Centre. Selby hosts a range of local amenities including a buzzing high street with; shops, doctors, opticians, beauty parlours, super markets, 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.

Londesborough Street is a peaceful location, yet it remains close to local amenities and transport links, making it a desirable place to call home. Do not miss the chance to view this charming property that perfectly combines comfort and convenience.

## GROUND FLOOR ACCOMMODATION

### Porch

### Entrance Hall

**Lounge 11'1" x 10'8" (3.39m x 3.26m)**

**Dining Room 12'1" x 10'8" (3.68m x 3.26m)**

**Kitchen 9'7" x 8'0" (2.91m x 2.44m)**

**Pantry 3'9" x 4'2" (1.15m x 1.26m)**

## FIRST FLOOR ACCOMMODATION

### Landing

**Bedroom One 11'1" x 14'4" (3.39m x 4.38m)**

**Bedroom Two 12'0" x 8'8" (3.67m x 2.63m)**

**Family Bathroom 9'6" x 8'0" (2.89m x 2.43m)**

## EXTERNAL

### Storage/Utility Room



## 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

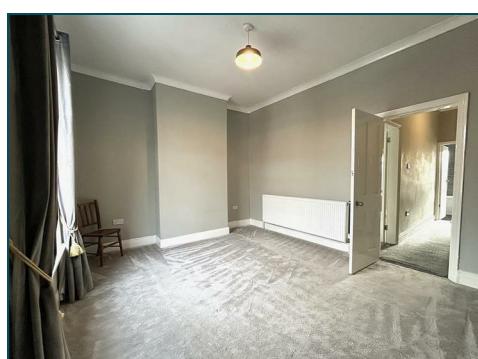
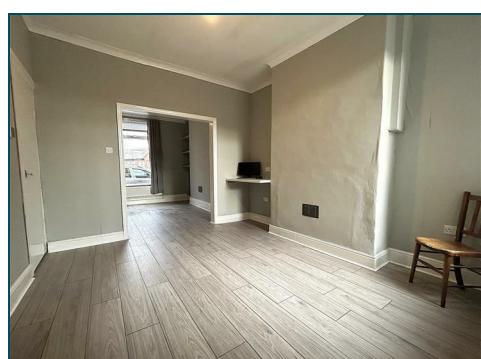
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

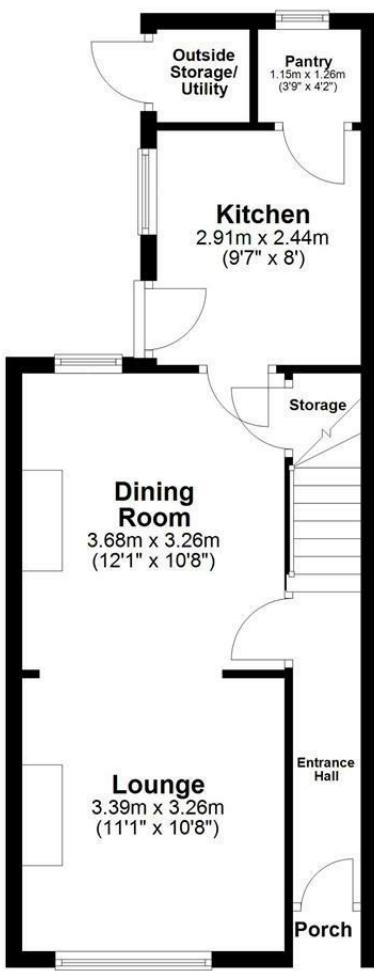
## WINDOWS

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



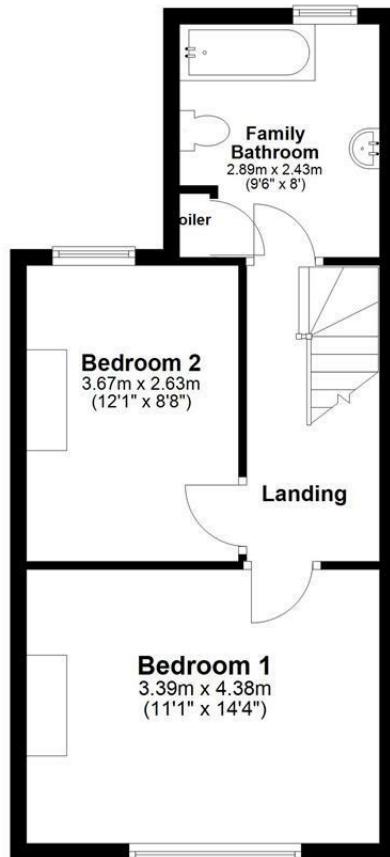
## Ground Floor

Approx. 40.7 sq. metres (437.7 sq. feet)

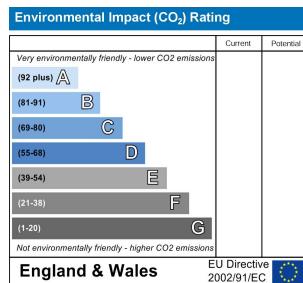
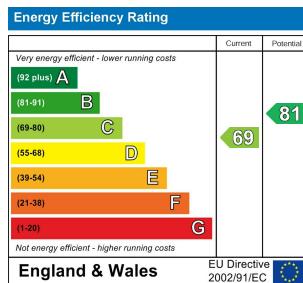


## First Floor

Approx. 38.5 sq. metres (414.6 sq. feet)



Total area: approx. 79.2 sq. metres (852.3 sq. feet)



11 Finkle Street, Selby, North Yorkshire, YO8 4DT  
info@jigsawmove.co.uk | www.jigsawmove.co.uk | info@jigsawletting.co.uk | www.jigsawletting.co.uk  
Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227

