



## The Cottage, 118 Ousegate, Selby, YO8 8BL

End Terrace Property | Two Double Bedrooms | No Onward Chain | Gated Driveway Parking | Tandem Garage | Multiple Reception Rooms | Ideal For First Time Buyers | Viewing Highly Recommended

- End Terrace Property
- Gas Central Heating
- Council Tax Band - A
- Beautiful Views
- Two Double Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking & Detached Tandem Garage
- EPC Rating - TBC
- New Kitchen & Bathroom

**Offers In The Region Of £170,000**

Jigsaw Move are pleased to present this delightful end-terrace house nestled in the charming area of Ousegate, Selby. The property offers a perfect blend of modern comfort and traditional appeal which is an excellent opportunity for those seeking a comfortable and inviting home.

The ground floor features a welcoming lounge and a dining room, perfect for family gatherings or quiet evenings in. With three spacious reception rooms, this property offers ample space for both relaxation and entertaining. The inviting lounge has recently undergone significant improvements, featuring new brickwork and a full replaster, creating a warm and welcoming atmosphere.

The newly fitted kitchen is a chef's dream, equipped with contemporary fixtures and ample space for culinary creativity. Additionally, the modern shower room has been completely renovated, ensuring a fresh and stylish space for your daily routines.

As you ascend to the first floor, you will find two generously sized double bedrooms, providing a peaceful retreat for rest and relaxation. The front bedroom providing picturesque views of the river, allowing you to enjoy the serene surroundings from the comfort of your own home. The layout of the home is both functional and appealing, making it suitable for a variety of lifestyles.

Outside, the property boasts a gated driveway with parking for two vehicles, a valuable feature in this area. The rear garden is a true highlight, beautifully presented with a variety of plants and a mature tree, creating a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air.

A new central heating system has been installed, providing efficient warmth throughout the property, making it a cosy retreat during the colder months.

One of the standout features of this property is the tandem garage, offering secure parking for two vehicles, a rare find in many urban settings. For those with vehicles, the property offers parking for two vehicles, a valuable feature in this desirable location.

Importantly, this property is offered with no onward chain, allowing for a smooth and straightforward purchase process. Whether you are a first-time buyer, a small family, or looking to downsize, this charming home in Selby is sure to meet your needs. Do not miss the chance to make this lovely house your new home.

#### **GROUND FLOOR ACCOMMODATION**

**Lounge 11'9" x 14'0" (3.58m x 4.27m)**

**Kitchen 11'10" x 6'4" (3.60m x 1.94m)**

**Dining Room 10'9" x 11'2" (3.27m x 3.40m)**

**Sun Room 8'3" x 16'10" (2.54m x 5.14m)**

**Bathroom 6'10" x 6'4" (2.10m x 1.94m )**

#### **FIRST FLOOR ACCOMMODATION**

**Landing**

**Bedroom One 11'11" x 14'2" (3.64m x 4.31m)**

**Bedroom Two 8'11" x 11'3" (2.71m x 3.42m)**

#### **EXTERNAL**

**Garage 28'5" x 10'6" (8.65m x 3.21m)**



## 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

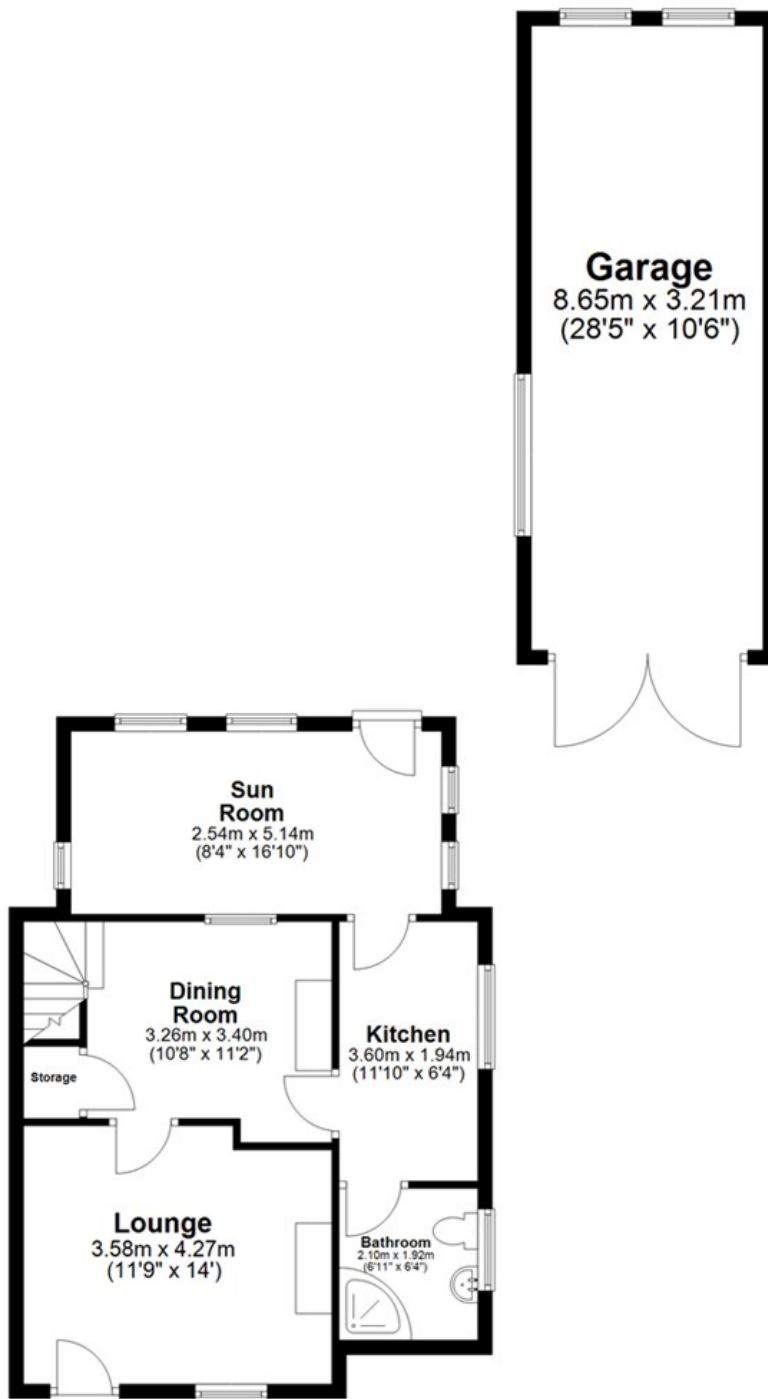
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important 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.



**Ground Floor**  
 Approx. 80.7 sq. metres (869.0 sq. feet)



Total area: approx. 108.7 sq. metres (1170.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		