



## 23 Olympia Crescent, Selby, YO8 5AG

End Terraces Property | Three Bedroom | No Onward Chain | Off-Street Parking | Close To Local Amenities | Viewing Highly Recommended

- End Terrace Property
- Gas Central Heating
- Council Tax Band - A
- Popular Location
- Three Bedroom
- Freehold Property
- No Onward Chain
- Driveway Parking
- EPC Rating - E
- Groundfloor W/C

**£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 property offers a perfect blend of comfort and convenience, making it an ideal choice for families or those seeking a spacious home.

As you enter, you are greeted by a large lounge that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The well-appointed kitchen, complete with a utility room, offers ample space for culinary creations and everyday living. The layout is designed to maximise both functionality and comfort.

This home features three bedrooms, providing plenty of room for family members or guests. The family bathroom and downstairs WC will ensure that morning routines run smoothly, catering to the needs of a busy household.

One of the standout features of this property is the maintained rear yard, which offers an outdoor space for relaxation, gardening, or enjoying summer barbecues with friends and family. There is a large double shed located at the back. This versatile space can serve multiple purposes, whether as a storage solution or even as a parking area for a small car. For those with larger vehicles, there is potential to replace the existing shed with a smaller one, allowing for off-street parking options.

With no onward chain, this property is ready for you to move in without delay, making it an excellent opportunity for those looking to settle into their new home quickly.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. With its appealing features and potential for personalisation, this property is a fantastic opportunity for anyone looking to settle in Selby. Don't miss the chance to make this lovely house your new home.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

**Lounge 16'2" x 13'10" (4.92m x 4.21m)**

**Kitchen 9'0" x 12'2" (2.74m x 3.70m)**

**WC 2'8" x 4'8" (0.81m x 1.42m)**

**Utility 6'0" x 4'8" (1.82m x 1.41m)**

**Storage 5'9" x 3'4" (1.76m x 1.01m)**

## FIRST FLOOR ACCOMMODATION

### Landing

**Bedroom One 10'9" x 11'5" (3.27m x 3.47m)**

**Bedroom Two 12'4" x 8'8" (3.77m x 2.64m)**

**Bedroom Three 8'11" x 8'1" (2.72m x 2.47m)**

**Bathroom 8'10" x 5'6" (2.70m x 1.68m)**

## EXTERNAL

### 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](mailto: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.

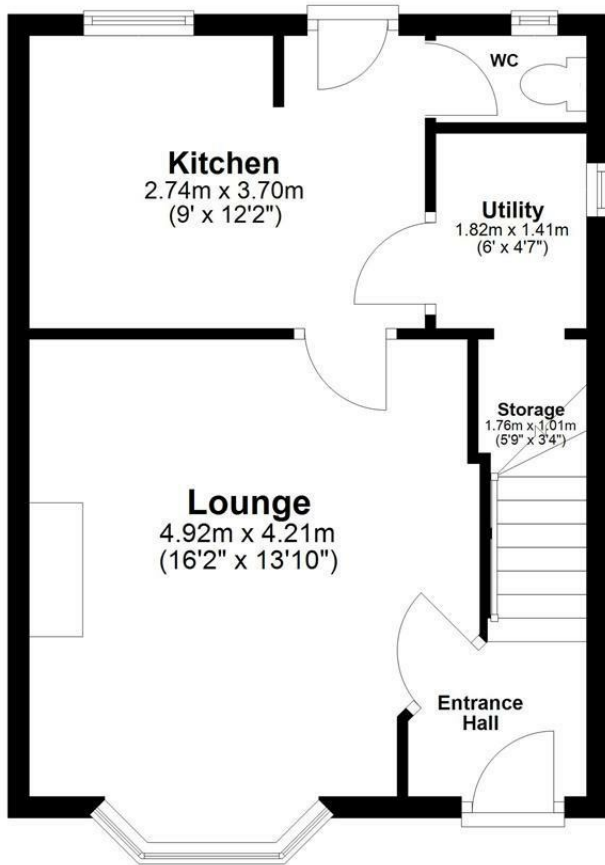
## WINDOWS

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



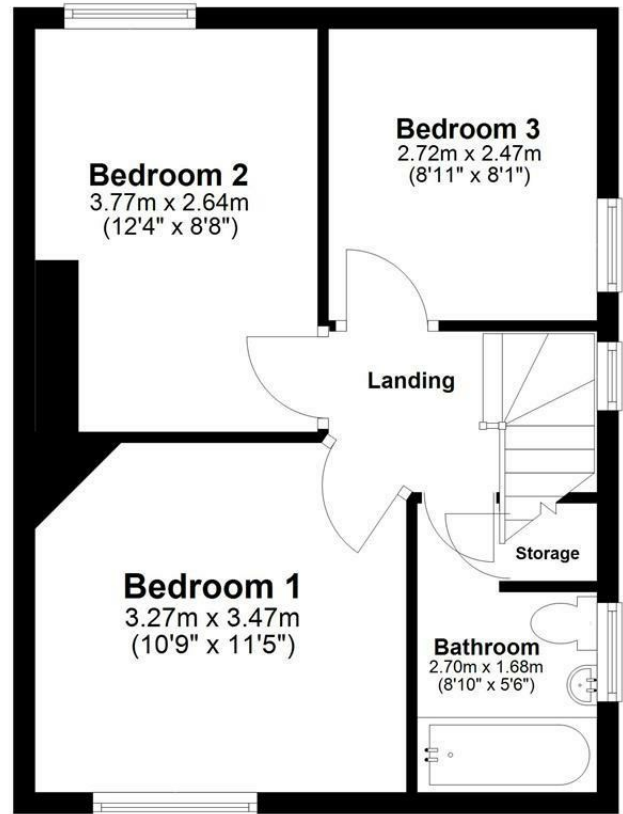
## Ground Floor

Approx. 37.3 sq. metres (401.1 sq. feet)

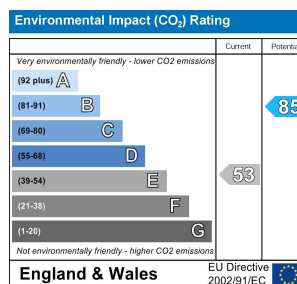
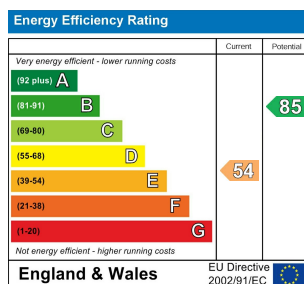


## First Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



Total area: approx. 74.5 sq. metres (802.0 sq. feet)



**safeagent**  
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

