



### 3 Abbots Mews, Selby, YO8 8RS

Mid Terrace Town House | Across Three Floors | Four Double Bedrooms | No Onward Chain | Driveway Parking | Integral Garage | Multiple Reception Rooms | Popular Staynor Hall Location | Close To Amenities | Viewing Highly Recommended

- Mid Terrace Three Storey Property
- Gas Central Heating
- Council Tax Band - D
- Multiple Reception Rooms
- Four Double Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking & Integral Garage
- EPC Rating - C
- Master Bedroom With En-Suite & Dressing Room

**Offers Over £260,000**

Jigsaw Move are pleased to welcome you to this charming mid-terrace townhouse located in the desirable Abbots Mews, Selby. Built in 2003, this well-appointed property offers a generous living space of 1,463 square feet, spread across three well-designed floors making it an ideal family home.

As you enter, you are greeted by a spacious entrance hallway that leads to a convenient utility room. The ground floor features the second double bedroom, complete with patio doors that open directly into the well-maintained rear garden, as well as an en-suite shower room for added privacy and convenience.

Moving to the first floor, you will find a large lounge that provides a perfect space for relaxation and entertaining. Adjacent to the lounge is a dining room and a well-equipped kitchen, along with a convenient WC. This level is designed for both comfort and functionality, making it an excellent area for family gatherings.

The second floor boasts a landing that leads to the impressive master double bedroom, which features its own en-suite shower room and a dressing room, providing a luxurious retreat. Additionally, there are two further double bedrooms. Notably, bedroom three conveniently has a door leading into the family bathroom, adding an extra layer of practicality for everyday living. The family bathroom, ensuring ample space for family and guests.

The rear garden is a delightful space, featuring artificial grass for low maintenance and a patio area at the bottom, perfect for outdoor dining or relaxation. A storage shed is also included, providing practical storage solutions.

One of the standout features of this property is the parking space available for two vehicles, a rare find in many urban settings. This added convenience allows for easy access and peace of mind for you and your family. For those who value practicality, the integral garage is a standout feature, equipped with multiple electric points and hot and cold water taps, offering versatility for various uses.

The property has been recently decorated throughout, showcasing a fresh and contemporary feel, complemented by new flooring that enhances its appeal. The attic space is a notable feature, being fully boarded and accessible via a ladder, complete with lighting and electric points, making it an ideal area for storage.

The friendly neighbours contribute to a welcoming community atmosphere, often collaborating on maintaining the front garden, which adds to the charm of the property. With no onward chain, this home is ready for you to move in and make it your own without delay.

The property is situated within the desirable development of Staynor Hall which is popular among families with due to its close proximity to local amenities, primary school and walking distance to Selby Town Centre. Staynor Hall is also an ideal location for commuters due to its access links to all major networks making it perfect for those travelling to York, Leeds and Hull.

This home is perfect for those seeking a blend of comfort, style, and functionality in a vibrant community. With its excellent location and thoughtful design, this property is sure to attract interest. Do not miss the opportunity to make this lovely townhouse your new home.

#### **GROUND FLOOR ACCOMMODATION**

**Entrance Hall 16'1" x 6'2" (4.89m x 1.89m)**

**Bedroom Two 9'10" x 11'6" (3.00m x 3.50m)**

**En-suite Shower Room 9'10" x 4'3" (3.00m x 1.30m)**

**Utility 5'11" x 5'3" (1.80m x 1.60m)**

**Garage 13'1" x 9'1" (4.00m x 2.77m)**

#### **FIRST FLOOR ACCOMMODATION**

**Lounge 12'10" x 16'5" (3.90m x 5.00m)**

**Dining Room 10'2" x 9'1" (3.11m x 2.77m)**

**Kitchen 12'6" x 7'4" (3.80m x 2.23m)**

**WC 4'4" x 7'4" (1.31m x 2.23m)**



## SECOND FLOOR ACCOMMODATION

**Bedroom One 12'10" x 10'6" (3.90m x 3.20m)**

**Dressing Room 6'3" x 5'11" (1.90m x 1.80m)**

**En-suite Shower Room 6'7" x 5'11" (2.00m x 1.80m)**

**Bedroom Three 10'2" x 8'2" (3.10m x 2.50m)**

**Bedroom Four 10'2" x 8'2" (3.10m x 2.50m)**

**Family Bathroom 5'11" x 6'7" (1.80m x 2.00m)**

## 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/HEATING APPLIANCES

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. 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/PROPERTY DETAILS

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.

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.

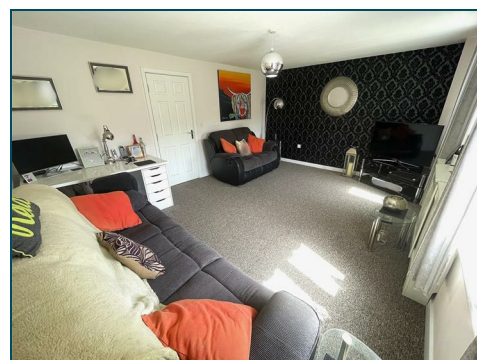
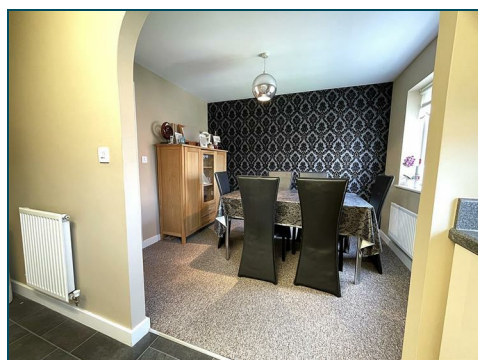
## OPENING HOURS/VIEWINGS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

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.

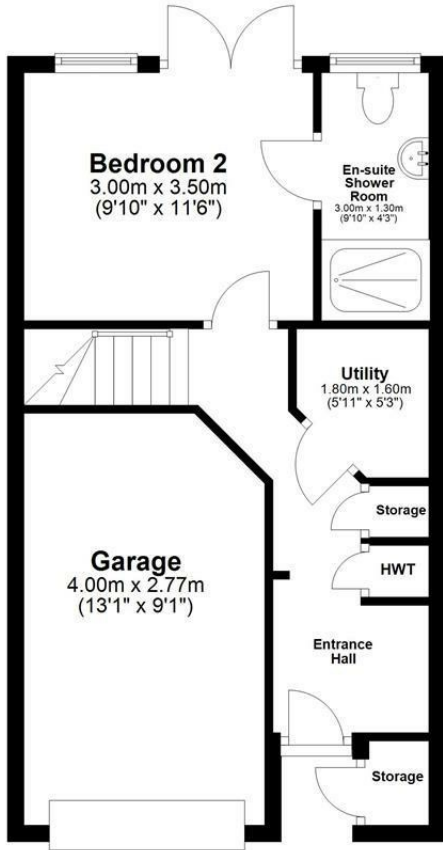
## WINDOWS

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



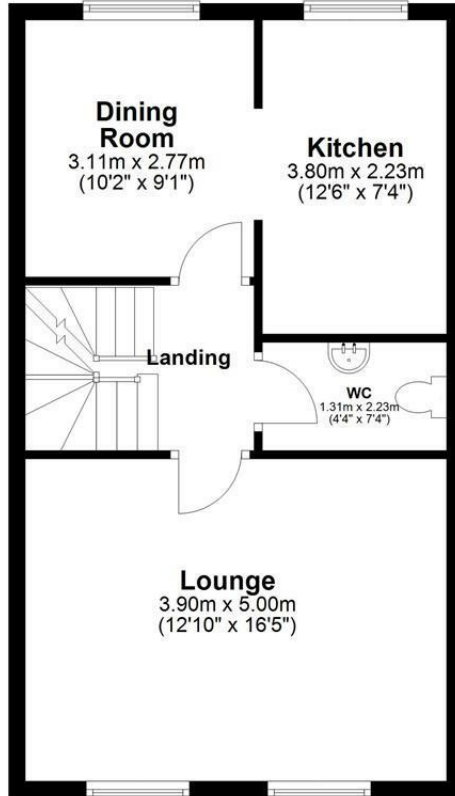
### Ground Floor

Approx. 43.2 sq. metres (465.4 sq. feet)



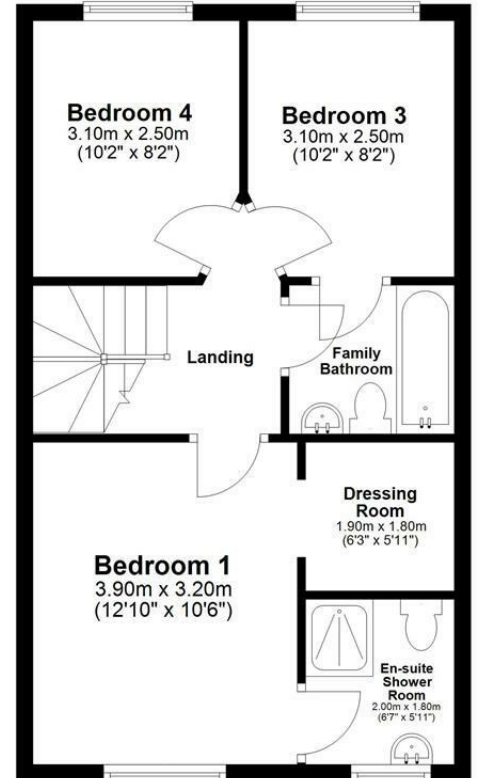
### First Floor

Approx. 46.6 sq. metres (501.4 sq. feet)

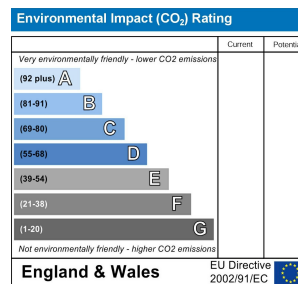
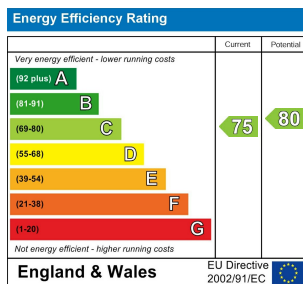


### Second Floor

Approx. 46.1 sq. metres (496.0 sq. feet)



Total area: approx. 135.9 sq. metres (1462.8 sq. feet)



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