



9 Cedar Way, Selby, YO8 8SD

Video Tour | Mid-Terrace Property | Two Bedroom | Allocated Off Street Parking | No Onward Chain | Popular Staynor Hall Location | Close to Local Amenities | Viewing Highly Recommended

- Mid-Terrace Property
- Gas Central Heating
- Council Tax Band - B
- Enclosed Rear Garden
- Two Bedrooms
- Freehold Property
- No Onward Chain
- Allocated Off Street Parking
- EPC Rating - C
- Modern Kitchen/Diner

£170,000

Jigsaw Move are pleased to present this delightful mid-terrace house nestled in the charming area of Cedar Way, Staynor Hall, Selby. The property presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home.

Upon entering, you are welcomed into a spacious reception room that flows seamlessly into a modern kitchen diner. The kitchen diner is bright and airy, enhanced by patio doors that open directly onto the enclosed rear garden, creating a perfect space for outdoor entertaining or simply enjoying a quiet moment in the fresh air.

The enclosed rear garden is a lovely feature, providing a private outdoor space for gardening, play, or simply unwinding in the fresh air.

The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in. With the family bathroom and WC, this home offers convenience and privacy, making it ideal for small families or those who appreciate having extra facilities.

Parking is made easy with the off street allocated parking that accommodates one vehicle, ensuring you have a designated space right at your doorstep. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

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 property is not only practical but also situated in a desirable location, making it a fantastic choice for those looking to establish themselves in the area. With its appealing features and potential, this mid-terrace house on Cedar Way is a must-see for anyone ready to embark on their home ownership journey.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Kitchen/Dining Room 8'4" x 11'2" (2.55m x 3.41m)

Hallway

WC 3'7" x 4'0" (1.10m x 1.22m)

Lounge 15'10" x 11'1" (4.82m x 3.39m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 10'5" x 11'7" (3.17m x 3.53m)

Bedroom Two 10'2" x 11'7" (3.09m x 3.52m)

Bathroom 6'2" x 5'7" (1.89m x 1.69m)

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



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

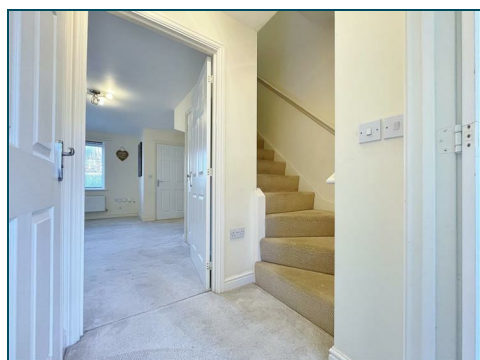
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

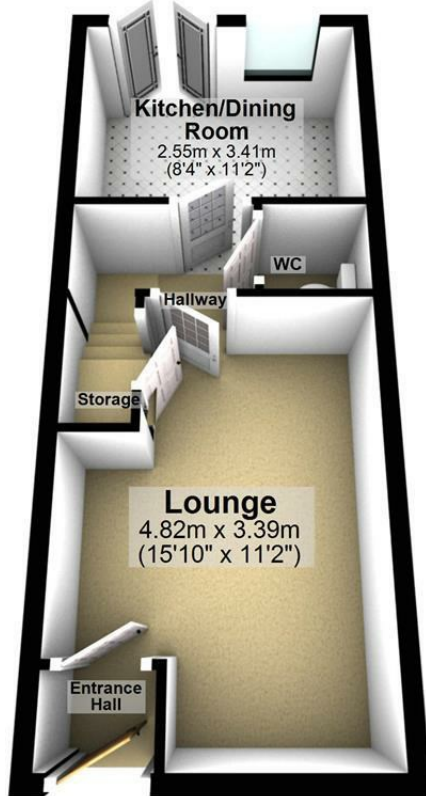
WINDOWS

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



Ground Floor

Approx. 29.4 sq. metres (316.8 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.5 sq. feet)



Total area: approx. 58.4 sq. metres (628.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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