



## 45 Courtneys, Selby, YO8 9AD

Fully Refurbished Semi-Detached Bungalow | Every Detail Has Been Taken Care Of | Single Detached Garage & New Driveway For Multiple Cars | Large Rear Garden Freshly Turfed | Lovely Area & Walkable Distance To Town Centre

- Outstandingly Presented & Fully Refurbished Semi-Detached Bungalow
- Gas Central Heating
- Council Tax Band - B
- Two Good Sized Bedroom Filled With Natural Light
- Freehold
- Large Rear Garden With Freshly Turfed Lawn & Patio Area
- Single Garage & Brand New Driveway Parking For Multiple Cars
- EPC - D
- Early Viewing Is Advised!

**Offers Over £260,000**

Jigsaw Move are pleased to welcome to the market this absolute gem of a bungalow, nestled in the charming area of Courtneys, Selby, is this fully refurbished semi-detached bungalow which offers a delightful living experience. Spanning an impressive 602 square feet, the property features two well-proportioned and bright bedrooms, a stunning and brand new modern bathroom, and a welcoming lounge that serves as the heart of the home.

Every detail has been meticulously attended to, ensuring a fresh and inviting atmosphere throughout. The large rear garden, which has been recently turfed and patioed, provides an ideal space for outdoor relaxation and entertaining. Additionally, the property boasts a single detached garage and a newly laid driveway, offering ample parking for up to four vehicles, a rare convenience in today's market.

Set in a lovely area, this bungalow is perfect for those seeking a peaceful yet accessible location. With its thoughtful renovations and generous outdoor space, it is a wonderful opportunity for families, couples, or individuals alike. Early viewing is highly recommended to fully appreciate the quality and charm this property has to offer. Don't miss your chance to make this splendid bungalow your new home.

## GROUND FLOOR ACCOMODATION

### Lounge 15'8" x 11'11" (4.77m x 3.63m)

Window to side, window to front, fireplace, door to:

### Kitchen/Diner 15'0" x 7'10" (4.56m x 2.40m)

Window to front, window to side, door to:

### Bedroom 1 13'5" x 9'1" (4.10m x 2.76m)

Window to rear, door to:

### Bedroom 2 8'5" x 11'1" (2.56m x 3.38m)

Window to rear, door.

### Bathroom 5'6" x 7'10" (1.68m x 2.40m)

Window to side, door to:

### Hall 4'6" x 3'4" (1.38m x 1.02m)

## ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Hipla 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

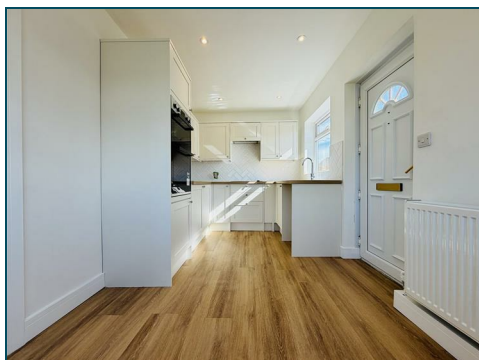
Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

## 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.

## UTILITIES MATERIAL INFORMATION

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

Broadband – FTTC (fibre to the cabinet)

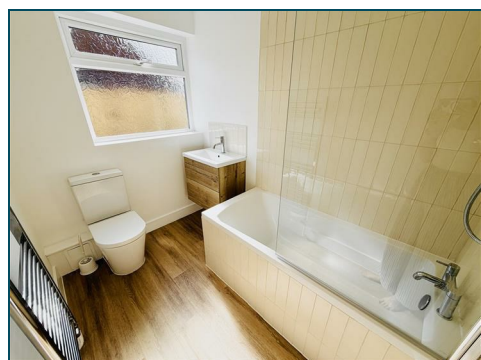
Mobile signal/coverage is good in this area

## 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.

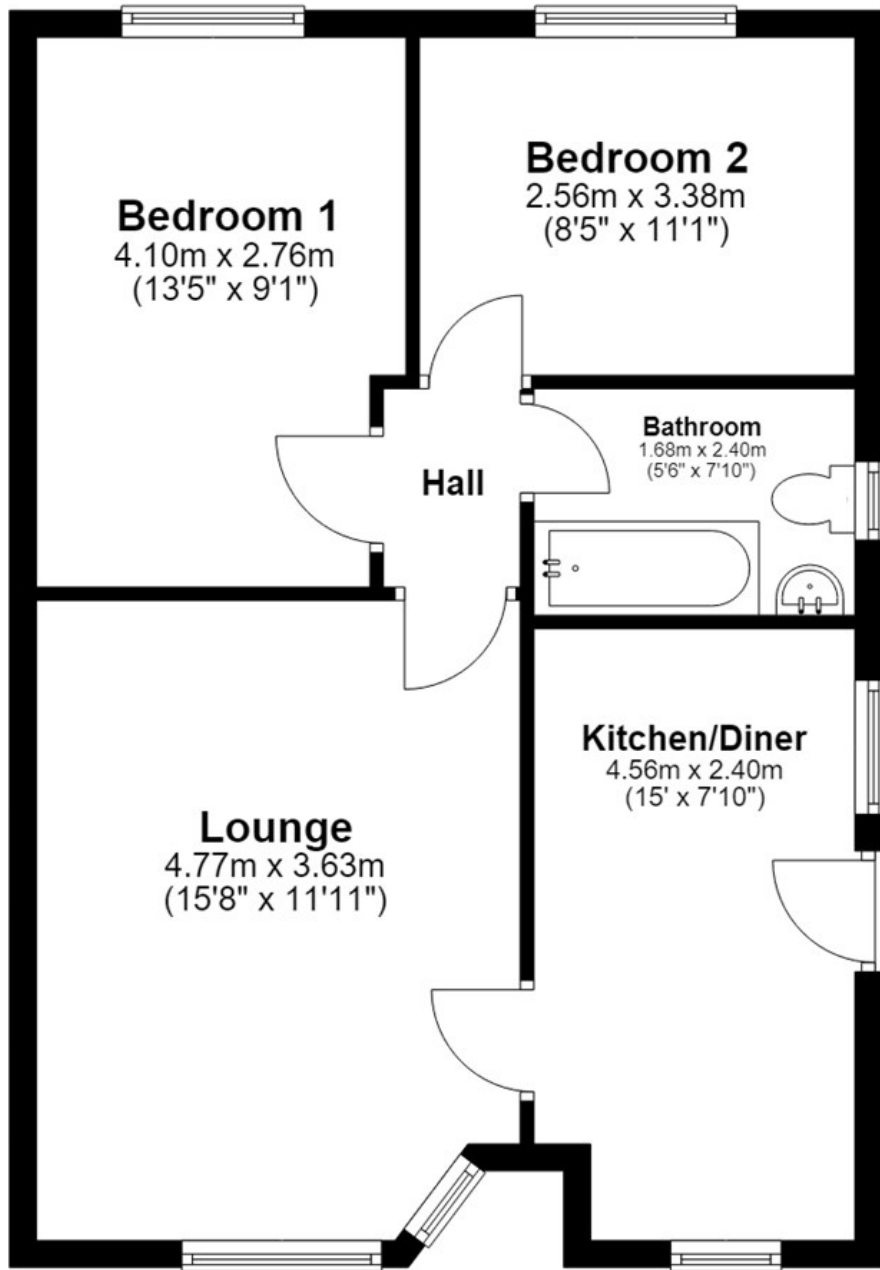
## WINDOWS

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



# Ground Floor

Approx. 54.3 sq. metres (584.3 sq. feet)



Total area: approx. 54.3 sq. metres (584.3 sq. feet)

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

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