



## 80 Barlby Road, Selby, YO8 5AD

Mid-Terrace Property | Three Bedrooms | Street Parking | Multiple Reception Rooms | Modern Throughout | Close To Town Location | Viewing Highly Recommended

- Mid-Terrace Property
- Gas Central Heating
- Council Tax Band - A
- Close To Town Location
- Three Bedrooms
- Freehold Property
- Multiple Reception Rooms
- Street Parking
- EPC Rating - C
- Large Bathroom With Shower

**£200,000**

Jigsaw Move are pleased to present this delightful, terraced house nestled on Barlby Road in the charming town of Selby. The property offers a perfect blend of comfort and practicality, making it an ideal choice for first-time buyers. Spanning an impressive 1,162.8 square feet, providing ample space for both relaxation and entertaining.

The ground floor features a cosy lounge, a spacious dining room, and a well-equipped kitchen complete with convenient storage solutions. This layout is designed to foster a warm and welcoming atmosphere, perfect for family gatherings or quiet evenings at home.

As you ascend to the first floor, you will discover three generously sized bedrooms, each offering a peaceful retreat. The large family bathroom is a standout feature, equipped with both a bath and a separate shower, catering to all your bathing needs.

Outside, the property benefits from street parking, ensuring convenience for you and your guests. The front yard adds to the home's curb appeal, while the expansive rear yard provides a lovely outdoor space, complete with an area for sitting and enjoying the fresh air.

The property is situated within walking distance to Selby Town Centre. Selby hosts a range of local amenities including a buzzing high street with; shops, doctors, opticians, beauty parlours, super markets, restaurants and is also home to the historical Selby Abbey. With its close proximity to all major networks, Selby is ideal when commuting to York, Leeds and Hull.

This charming home on Barlby Road is not just a property; it is a wonderful opportunity to create lasting memories in a friendly community. With its spacious layout and desirable features, it is sure to attract those looking to take their first step onto the property ladder. Don't miss the chance to make this house your home.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

**Lounge 11'9" x 13'6" (3.59m x 4.11m)**

**Kitchen 12'5" x 8'6" (3.78m x 2.60m)**

**Dining Room 12'0" x 14'5" (3.66m x 4.40m)**

## FIRST FLOOR ACCOMMODATION

### Landing

**Bedroom One 12'0" x 12'1" (3.67m x 3.69m)**

**Bedroom Two 8'6" x 14'10" (2.59m x 4.52m)**

**Bedroom Three 12'1" x 7'11" (3.69m x 2.41m)**

### Family Bathroom

## 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.

## UTILITIES MATERIAL INFORMATION

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

Broadband – FTTP (fibre to the premises)

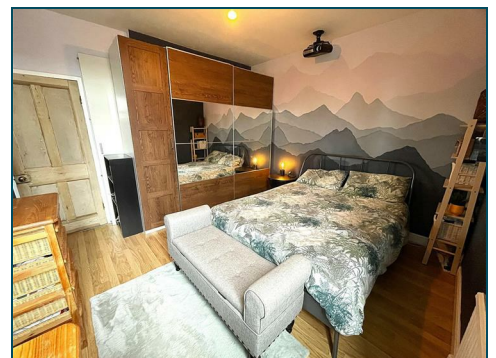
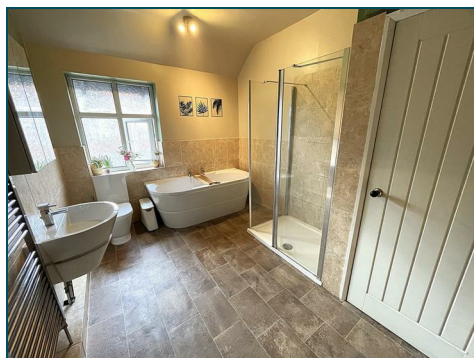
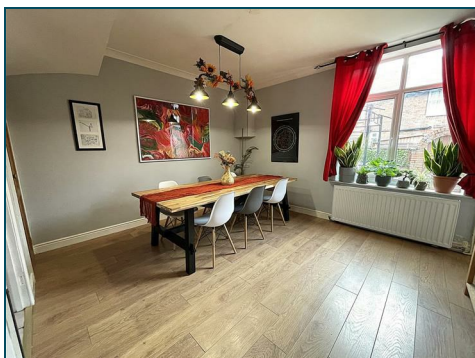
Mobile signal/coverage is good in this area

## 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.

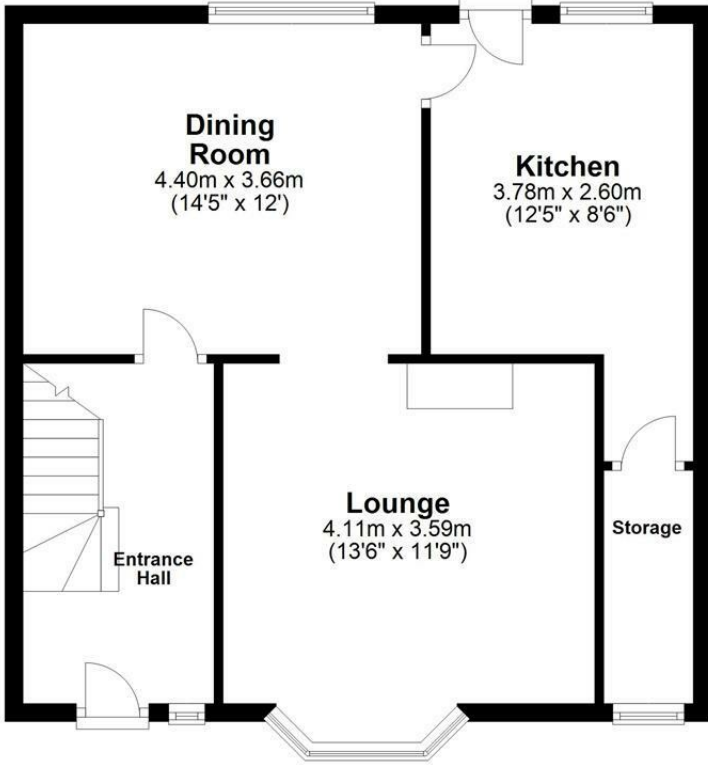
## WINDOWS

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



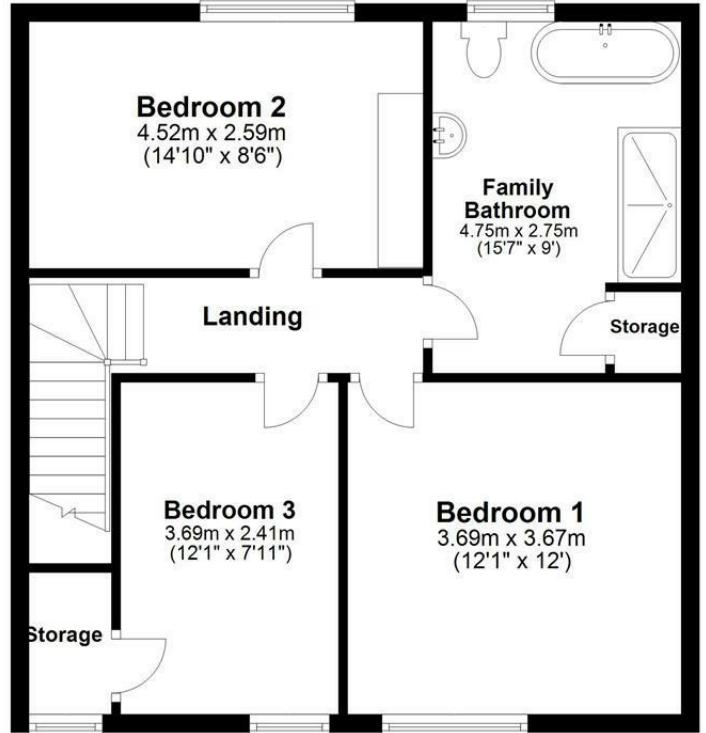
### Ground Floor

Approx. 51.6 sq. metres (554.9 sq. feet)



### First Floor

Approx. 56.5 sq. metres (607.9 sq. feet)



Total area: approx. 108.0 sq. metres (1162.8 sq. feet)

