



## 7 Kayes Terrace, Selby, North Yorkshire, YO8 4HB

End Terrace Property | One Bedroom | No Onward Chain | Street Parking | Ideal For First Time Buyers | Close To Town Location | Viewing Highly Recommended

- End Terrace Property
- Gas Central Heating
- Council Tax Band - A
- Close To Town Location
- One Bedroom
- Freehold Property
- No Onward Chain
- Street Parking
- EPC Rating - D
- Ideal For First Time Buyers

**£115,000**

Jigsaw Move are pleased to present this delightful end-terrace house nestled in the charming area of Kayes Terrace, Selby. The property presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a well-proportioned double bedroom, providing a comfortable and inviting space for relaxation.

As you enter, you will find an open-plan living area on the ground floor, which creates a warm and welcoming atmosphere, perfect for both entertaining guests and enjoying quiet evenings at home. The layout maximises the use of space, ensuring that the living area feels both spacious and functional.

With one bedroom room and a well-appointed bathroom with bath and separate shower, this property is designed to meet the needs of modern living.

The property has no onward chain, this property is ready for you to move in without delay, making it an attractive option for those eager to settle into their new home.

The location is particularly advantageous, as it is conveniently situated close to the town centre, allowing easy access to a variety of local amenities, shops, and transport links. This makes it an ideal choice for those who appreciate the convenience of urban living while still enjoying the charm of a residential neighbourhood.

Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this end-terrace house in Selby is certainly worth considering. Don't miss the chance to make this lovely home your own.

### **GROUND FLOOR ACCOMMODATION**

**Lounge 11'0" x 12'1" (3.36m x 3.68m)**

**Kitchen 9'11" x 12'1" (3.01m x 3.68m)**

### **FIRST FLOOR ACCOMMODATION**

**Landing**

**Bedroom 8'5" x 12'9" (2.57m x 3.89m)**

**Bathroom**

### **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

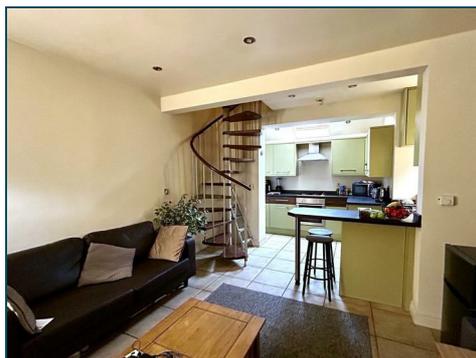
info@jigsawmove.co.uk

### **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

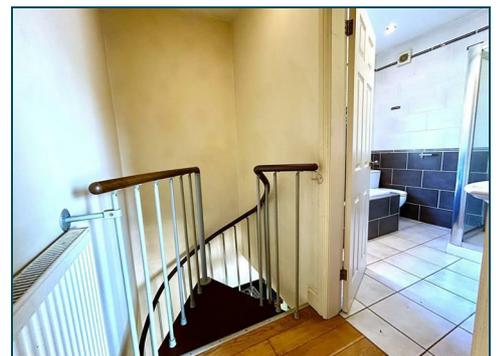
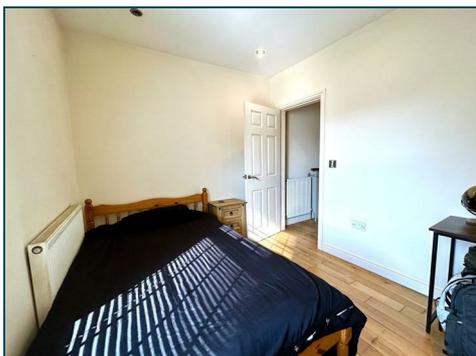
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

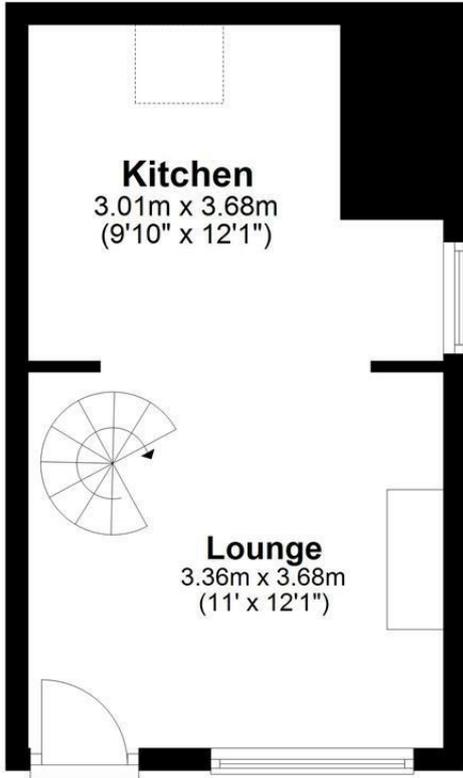
## WINDOWS

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



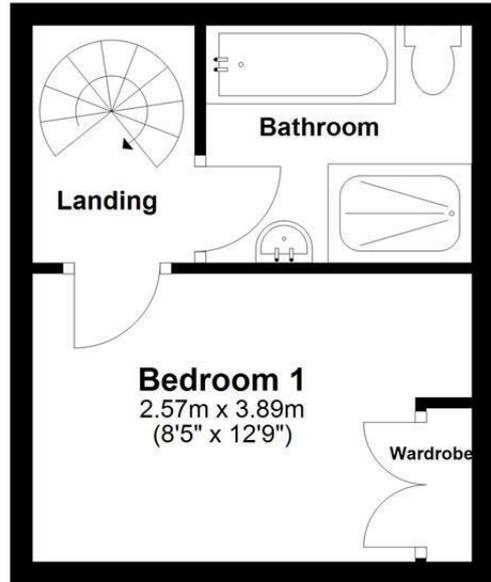
## Ground Floor

Approx. 23.8 sq. metres (256.6 sq. feet)



## First Floor

Approx. 18.7 sq. metres (200.9 sq. feet)



Total area: approx. 42.5 sq. metres (457.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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



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