



## 39 Cross Hills Lane, Selby, YO8 4RU

Detached Property | Three Bedrooms | Driveway Parking | Garage | WC | Popular Location | Viewing Highly Recommended

- Detached Property
- Gas Central Heating
- Council Tax Band - C
- Ideal Popular Location
- Three Bedrooms
- Freehold Property
- Large Kitchen Diner
- Driveway Parking & Garage
- EPC Rating -
- Ideal For First Time Buyers

**Offers Over £210,000**



Jigsaw Move are pleased to present this delightful, detached house nestled in the charming area of Cross Hills Lane, Selby. The property offers a perfect blend of comfort and convenience. Spanning an impressive 892 square feet,

Upon entering, you are greeted an inviting reception room, providing ample space for relaxation and entertaining guests. The heart of the home is undoubtedly the spacious kitchen diner, which features patio doors that open seamlessly to the rear garden, allowing for a delightful indoor-outdoor living experience. This area is perfect for family meals or hosting gatherings with friends.

The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The family bathroom, ensuring that morning routines run smoothly for all occupants. A convenient downstairs WC adds to the practicality of the layout, making it easy for guests to access.

For those with vehicles, the property offers parking for two vehicles, along with a garage that provides additional storage or secure parking options. The driveway parking further enhances the convenience of this lovely home.

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.

With its appealing features and prime location, this detached house on Cross Hills Lane is a wonderful opportunity for anyone looking to settle in Selby. Don't miss the chance to make this charming property your new home.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

WC 5'2" x 2'4" (1.57m x 0.70m)

Lounge 13'8" x 12'6" (4.17m x 3.81m)

Kitchen/Dining Room 9'4" x 16'2" (2.85m x 4.92m)

## FIRST FLOOR ACCOMMODATION

### Landing

Bedroom One 9'9" x 9'7" (2.97m x 2.91m)

Bedroom Two 11'0" x 9'7" (3.35m x 2.91m)

Bedroom Three 6'4" x 7'4" (1.92m x 2.24m)

Bathroom 5'9" x 6'10" (1.76m x 2.09m)

## EXTERNAL

### Garage

## 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

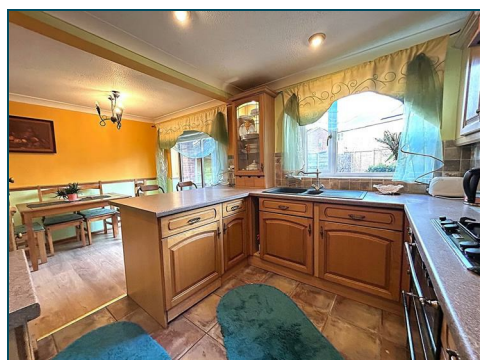
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

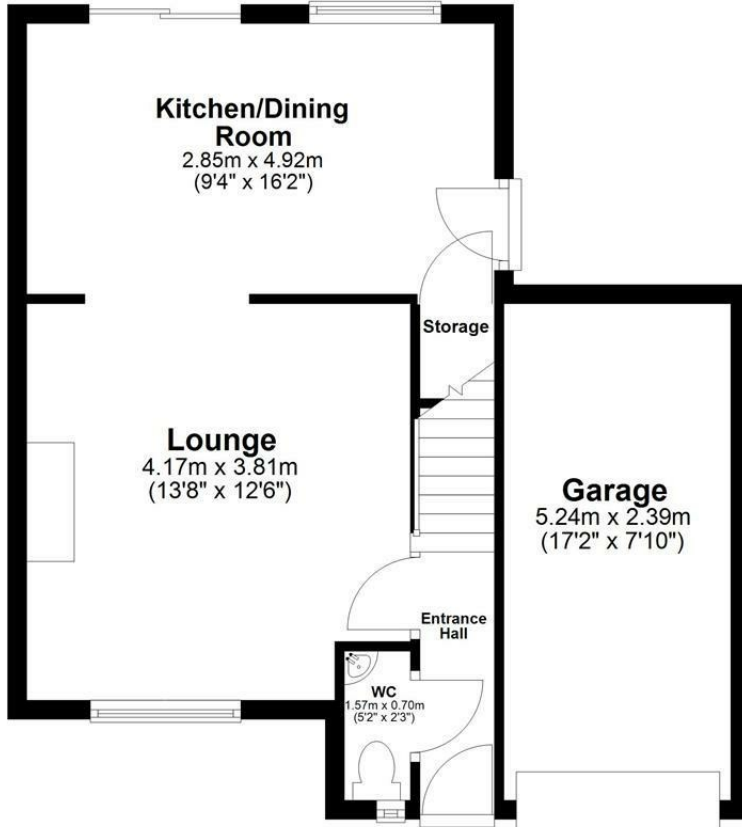
## WINDOWS

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



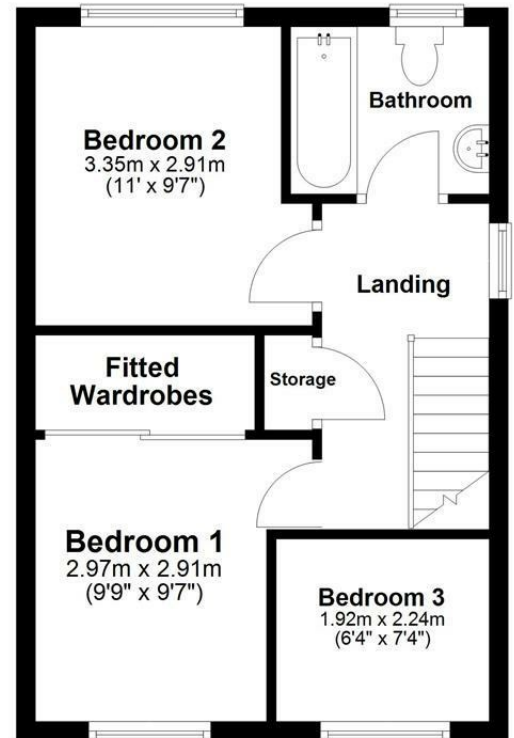
## Ground Floor

Approx. 47.4 sq. metres (510.2 sq. feet)



## First Floor

Approx. 35.5 sq. metres (382.2 sq. feet)



Total area: approx. 82.9 sq. metres (892.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</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 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>		<b>83</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



**safeagent**

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