



34 The Laurels, Barlby, Selby, YO8 5LW

No Onward Chain | Four Bedrooms Semi-Detached Property | WC | Driveway Parking | Detached Garage

- Semi-Detached Property
- Gas Central Heating
- Council Tax Band - C
- Viewing Highly Recommended
- Four Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking with Garage
- EPC Rating - C
- WC

Offers In The Region Of £240,000

This charming four-bedroom semi-detached house located in the sought-after village of Barlby is offered for sale by Jigsaw Move. Nestled in a tranquil cul-de-sac, this property boasts a warm and welcoming ambiance that is perfect for families with a private garden, driveway and garage.

Upon entering, you are greeted by a spacious lounge, ideal for relaxing or entertaining guests. The well-appointed kitchen diner offers a lovely space for family meals and gatherings. With two bathrooms spread across the three floors, convenience is key in this home.

The property hosts the four inviting bedrooms, providing ample space for a growing family or guests. The property also features a convenient WC on the ground floor, adding a touch of practicality to everyday living.

Parking is a breeze with space for multiple vehicles, ensuring you never have to worry about finding a spot after a long day. The Laurels in Barlby offers a peaceful retreat from the hustle and bustle, making it an ideal location for those seeking a tranquil lifestyle.

This property is offered with no onward chain, making the buying process smooth and hassle-free.

The property briefly comprises across three floors; Ground floor; Entrance Hallway, Lounge, Kitchen Diner and WC. First Floor; Stairs & Landing, Family Bathroom, Bedroom Two & Three and Four/Study, Second Floor; Stairs & Landing, Master Bedroom and Storage.

The property also benefits from; enclosed rear garden, gas central heating, uPVC double glazing, garage and driveway parking.

Don't miss the opportunity to make this lovely house your home sweet home in the charming village of Barlby. Contact Jigsaw Move today to arrange a viewing and take the first step towards your new beginning.

EPC Rating - C

Council Tax Band - C

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 14'10" x 12'9" (4.51m x 3.88m)

Kitchen/Diner 9'3" x 16'2" (2.82m x 4.92m)

WC 6'5" x 2'6" (1.96m x 0.77m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom Two 13'7" x 10'0" (4.14m x 3.05m)

Bedroom Three 10'9" x 9'2" (3.28m x 2.79m)

Study 5'10" x 6'11" (1.79m x 2.10m)

Bathroom 5'9" x 5'10" (1.77m x 1.79m)

SECOND FLOOR ACCOMMODATION

Landing

Bedroom One 16'2" x 12'9" (4.94m x 3.88m)

EXTERNAL



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

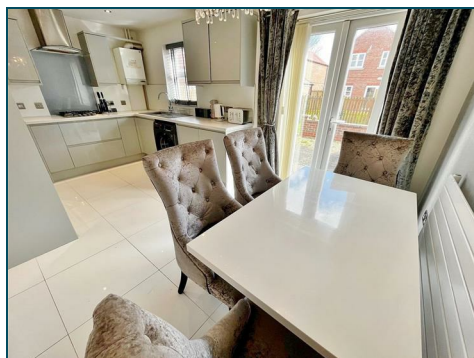
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

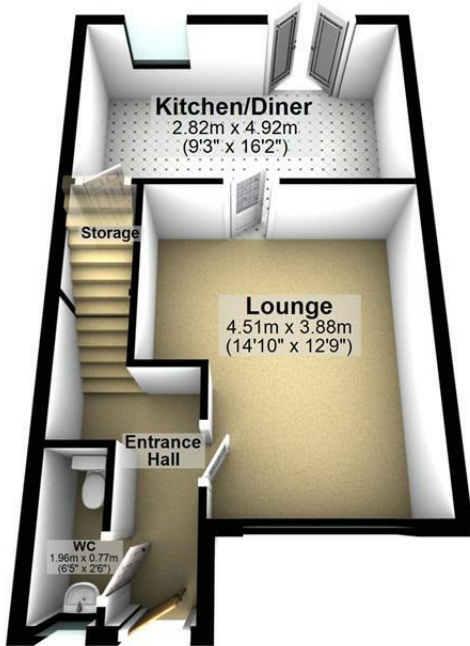
WINDOWS

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



Ground Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.6 sq. feet)

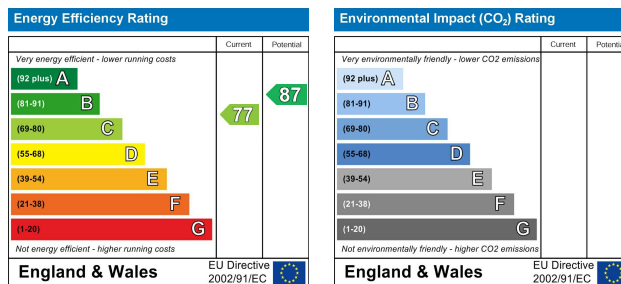


Second Floor

Approx. 24.2 sq. metres (260.3 sq. feet)



Total area: approx. 100.4 sq. metres (1080.8 sq. feet)



safeagent

11 Finkle Street, Selby, North Yorkshire, YO8 4DT

info@jigsawmove.co.uk | www.jigsawmove.co.uk | info@jigsawletting.co.uk | www.jigsawletting.co.uk

Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227

