



19 Holme Lane, Selby, YO8 3AX

Three Bedroom Semi Detached | Garage | Driveway | Downstairs WC | Master Bedroom Ensuite | Enclosed Rear Garden | No Onward Chain

- Semi-Detached House
- Downstairs W.C
- Enclosed Rear Garden
- Kitchen Diner
- Three Bedrooms
- EPC rating C
- Driveway Parking & Garage
- En-suite to Master
- Council Tax Band C
- No Onward Chain

Offers Over £200,000

Welcome to this charming semi-detached house located on Holme Lane in the picturesque town of Selby. This property boasts a spacious layout with 1 reception room, perfect for entertaining guests or relaxing with your family. With 3 bedrooms and 3 bathrooms, there is ample space for everyone to enjoy their own privacy and comfort.

One of the highlights of this property is the master bedroom en-suite, offering convenience and luxury for the lucky new owners. Parking will never be an issue with space for 1 vehicles in the garage and driveway, making coming home a breeze.

The enclosed rear garden provides a peaceful retreat where you can unwind and enjoy the outdoors in privacy. Whether you have a green thumb or simply enjoy al fresco dining, this garden offers endless possibilities for you to create your own oasis.

With no onward chain, the process of making this house your home is made even smoother. Don't miss out on the opportunity to own this lovely property in a desirable location.

The property briefly comprises; Entrance Hallway, Kitchen Diner, Lounge, Downstairs W.C, Master with En-suite, Two Further Bedrooms and Family Bathroom. The property also benefits from; gas central heating, uPVC double glazing throughout, garage, driveway and enclosed rear garden.

The property is situated within walking distance of Selby Town Centre. Selby is an ideal location when commuting to York and Leeds as it is close to all major rail and bus networks.

Contact us today to arrange a viewing and take the first step towards making this house your own.

EPC rating - C

Council Tax Band - C

GROUND FLOOR ACCOMMODATION

Entrance Hall

Kitchen/Diner 9'5" x 13'10" (2.88m x 4.22m)

Lounge 17'11" x 10'9" (5.46m x 3.27m)

Downstairs W.C

FIRST FLOOR ACCOMMODATION

Landing

Bedroom 1 10'4" x 7'10" (3.14m x 2.40m)

En-suite

Bedroom 2 11'3" x 7'7" (3.44m x 2.30m)

Bedroom 3 9'5" x 6'0" (2.88m x 1.84m)

Family Bathroom

COUNCIL TAX

Please note that the council tax band for the property has either been advised by the vendor 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 Move. The mention of any appliances and/or services within these sales 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

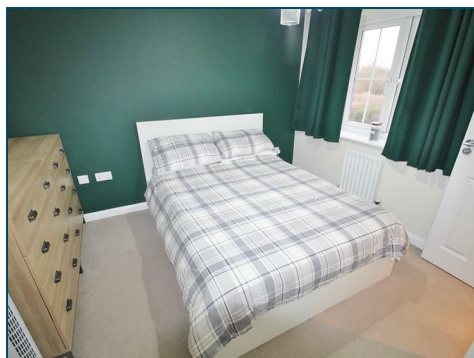
Whilst we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith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

VIEWINGS

Strictly by appointment with the sole agents. 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.

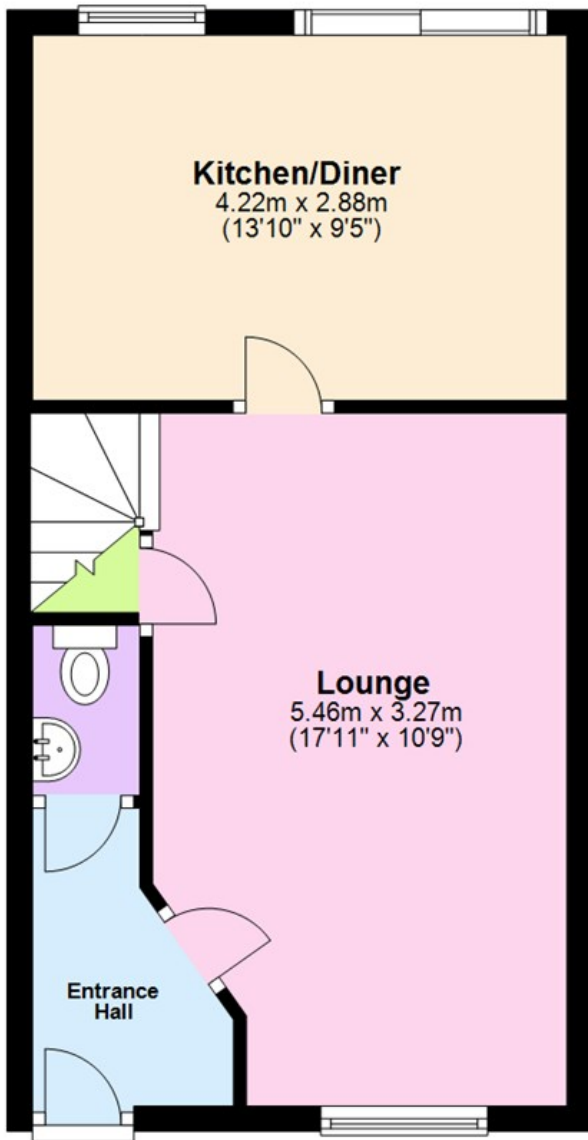
WINDOWS

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



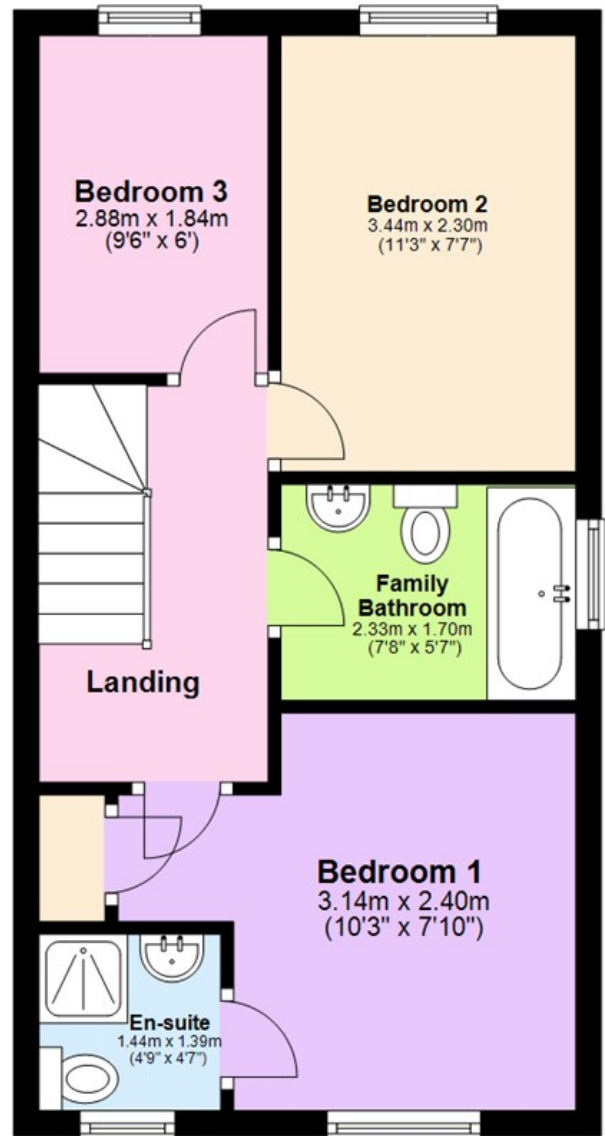
Ground Floor

Approx. 36.1 sq. metres (388.2 sq. feet)

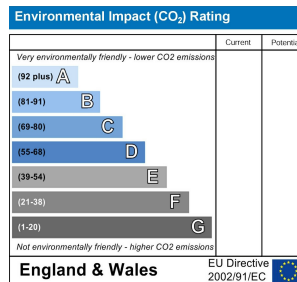
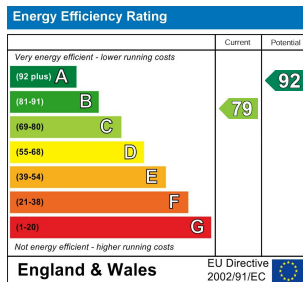


First Floor

Approx. 36.3 sq. metres (391.1 sq. feet)



Total area: approx. 72.4 sq. metres (779.3 sq. feet)



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