



4 Abbots Court, Selby, YO8 8BF

Four Bedroom | Modern Townhouse | Driveway | Integral Garage | No Onward Chain | Popular Location | Ideal Family Home | Call To Arrange Your Viewing

- Modern Townhouse
- Gas Central Heating
- Council Tax Band - D
- Spacious Living Accommodation
- Four Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking With Integrated Garage
- EPC Rating - C
- Desirable Location & Close to All Major Networks

Offers Over £260,000

Jigsaw Move are delighted to bring to market this well presented modern four bedroom townhouse family home designed to provide ample living accommodation across three floors located in the popular area of Staynor Hall.

Welcome to Abbots Court in Selby! This stunning townhouse offers a modern and spacious living space, perfect for a growing family. With four bedrooms and three bathrooms, there's plenty of room for everyone to enjoy. The property boasts a stylish design and is situated in a popular location, making it an ideal family home.

One of the standout features of this property is the ample parking space available for two vehicles, ensuring convenience for you and your family. Additionally, the absence of an onward chain means a smoother and quicker process for those looking to make this house their new home.

This property briefly comprises; Ground Floor, Entrance hall, Kitchen/Diner and Integral Garage. The First Floor comprises; Lounge, Shower Room and Bedrooms Three and Four. The Second Floor comprises; Master Bedroom with En-Suite and Wardrobes, Bedroom Two with Wardrobes and Family Bathroom.

This property also features integrated garage and enclosed rear garden with driveway parking, uPVC double glazing, gas central heating and integrated kitchen oven and hob.

Located in the heart of Selby, this townhouse offers both comfort and practicality. This lovely townhouse is situated within the desirable development of Staynor Hall. Staynor Hall proves popular among families due to its close proximity to local amenities, primary school and walking distance to Selby Town Centre. Staynor Hall is also an ideal location for commuters due to its access links to all major networks making it perfect for those travelling to York, Leeds and Hull.

Don't miss out on the opportunity to own this fantastic property in a sought-after area. Contact us today to arrange a viewing and take the first step towards making this ideal family home your own!

EPC Rating - C
Council Tax Band - D

GROUND FLOOR

Entrance Hall

Kitchen/Diner 15'3" x 14'3" (4.64m x 4.34m)

Integral Garage 16'11" x 8'0" (5.16m x 2.44m)

FIRST FLOOR

Landing

Lounge 14'4" x 16'3" (4.37m x 4.95m)

Shower Room

Bedroom Three 11'1" x 7'5" (3.37m x 2.27m)

Bedroom Four 11'10" x 6'11" (3.60m x 2.11m)

SECOND FLOOR

Landing

Bedroom One 11'9" x 14'8" (3.57m x 4.46m)

En-suite 4'0" x 7'7" (1.23m x 2.31m)

Bedroom Two 10'4" x 14'8" (3.14m x 4.47m)

Family Bathroom 5'3" x 7'5" (1.60m x 2.27m)



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)

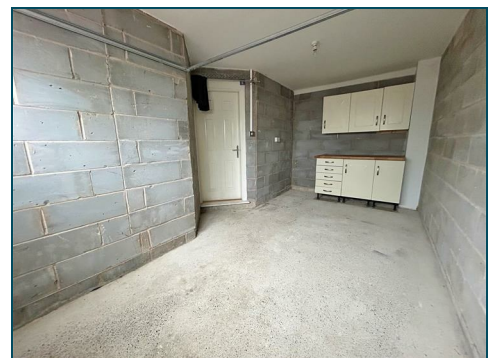
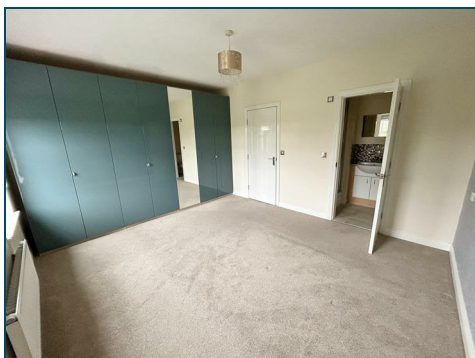
Mobile signal/coverage is good in this area

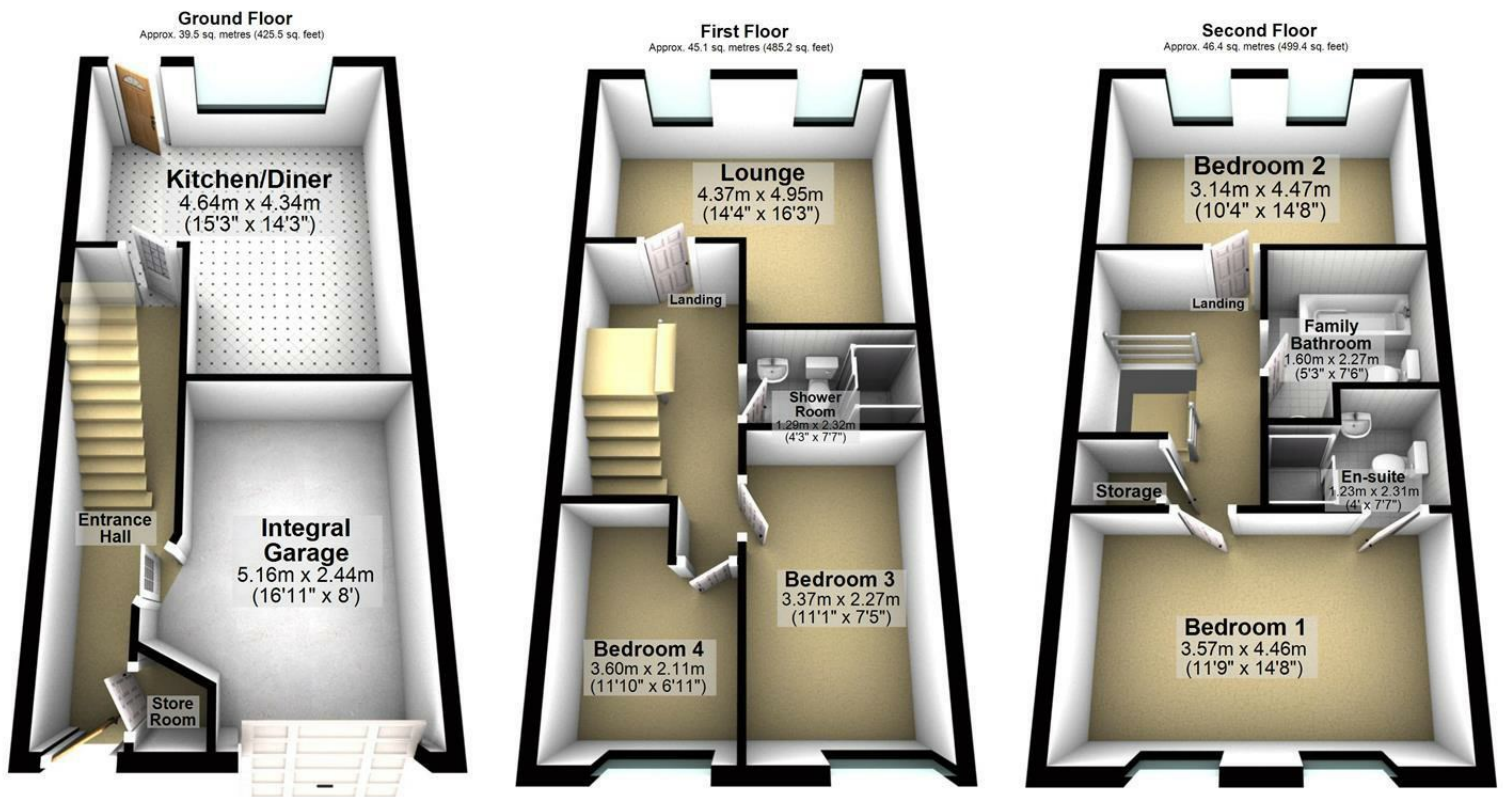
VIEWINGS

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.

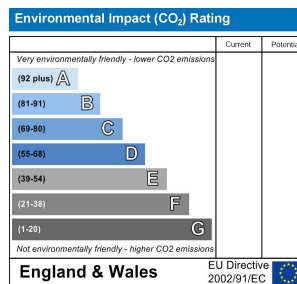
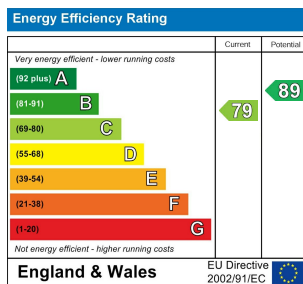
WINDOWS

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





Total area: approx. 131.0 sq. metres (1410.1 sq. feet)



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