



5 Palm House Drive, Selby, YO8 8GJ

Detached Modern Property | Four Bedrooms | Two En-suites | Utility Room | WC | Well Presented Rear Garden
| Detached Garage | Popular Location

- Modern Detached Property
- Gas Central Heating
- Council Tax Band - C
- Two En-Suite & Family Bathroom
- Four Bedrooms
- Freehold Property
- Popular Location
- Driveway Parking With Detached Garage
- EPC Rating - C
- Across Three Floors

Offers Over £300,000

Jigsaw Move are pleased to welcome you to Palm House Drive, Selby - a stunning property that exudes elegance and modernity. This detached house boasts Amitco flooring throughout the ground floor, one reception room, modern kitchen diner, four spacious bedrooms, and three beautifully designed bathrooms, including two en-suites for added convenience.

As you step inside, you'll be greeted by a contemporary interior that is sure to impress even the most discerning buyer. The property features a well-equipped utility room and a convenient WC, perfect for everyday living.

Parking will never be an issue with space for a vehicle plus a detached garage that is boarded out for extra storage and fitted with electric. The well-maintained south west facing garden with porcelain patio that offers a tranquil retreat where you can relax and unwind after a long day.

Located in a desirable development of Staynor Hall which is popular among families with 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.

This property is ideal for those seeking a modern and comfortable lifestyle. Don't miss the opportunity to make this house your home - it's a true gem that is ready to welcome its new owners.

EPC Rating - C
Council Tax Band - C

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 12'3" x 12'10" (3.73m x 3.91m)

Kitchen/Diner 9'3" x 18'1" (2.82m x 5.52m)

Utility 5'4" x 7'7" (1.63m x 2.32m)

WC 5'4" x 3'4" (1.63m x 1.01m)

FIRST FLOOR ACCOMMODATION

Landing

Master Bedroom 10'7" x 13'0" (3.23m x 3.96m)

En-suite Shower Room 5'9" x 5'11" (1.76m x 1.80m)

Bedroom Three 9'6" x 7'11" (2.90m x 2.41m)

Bedroom Four 9'6" x 8'3" (2.90m x 2.52m)

Bathroom 7'0" x 5'7" (2.14m x 1.71m)

SECOND FLOOR ACCOMMODATION

Landing

Bedroom Two 13'10" x 11'4" (4.22m x 3.45m)

En-suite Shower Room 5'0" x 6'7" (1.52m x 2.01m)

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

DELETE AS APPROPRIATE...

Electricity supply – mains, solar power, wind turbine

Water supply – mains, a well, a borehole, a spring

Sewerage – mains, septic tank (including tank type), Domestic/small sewage treatment plants (including plant type), Cesspit, Cesspool

Heating – Electric central or room heating, Communal heating systems (heat networks, and community/district heating system(s)), LPG/oil central heating (tanks and/or bottles), Wood burner/open fire, Biomass boiler, Solar panels and related technology, Ground or air source heat pump

Broadband – ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

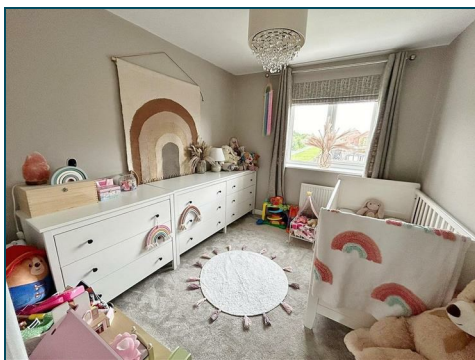
Mobile signal/coverage is good in this area

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.

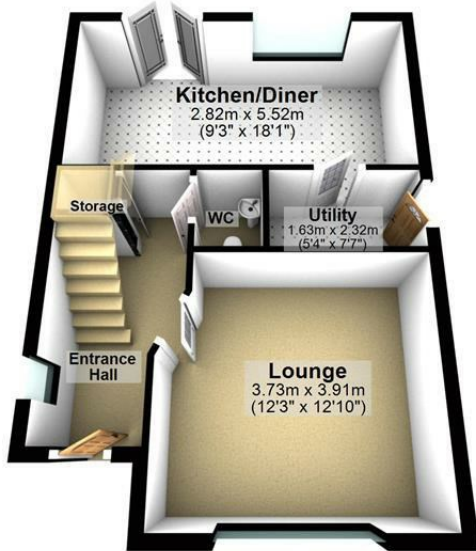
WINDOWS

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



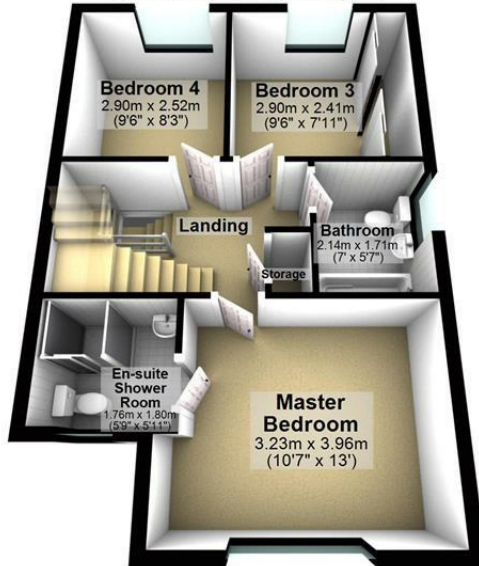
Ground Floor

Approx. 43.8 sq. metres (471.4 sq. feet)



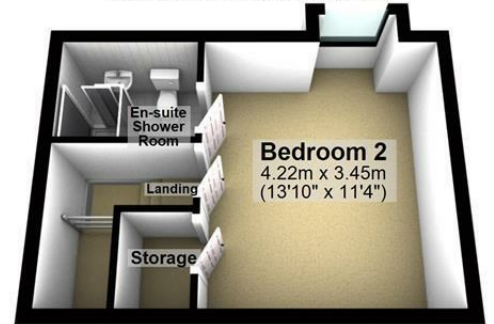
First Floor

Approx. 45.3 sq. metres (487.7 sq. feet)



Second Floor

Approx. 22.9 sq. metres (246.4 sq. feet)



Total area: approx. 112.0 sq. metres (1205.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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