



## 8 Armoury Road, Selby, YO8 4AY

Recently Renovated To A High Standard | Modern Semi Detached Property | Four Bedrooms | Driveway Parking | No Onward Chain | Utility/WC | Popular Location | Viewing Highly Recommended.

- Recently Renovated Semi-Detached Property
- Gas Central Heating
- Council Tax Band - C
- Multiple Reception Rooms
- Four Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking
- EPC Rating - C
- Utility With WC

**Offers Over £315,000**

Jigsaw Move are pleased to welcome you to this stunning semi-detached house on Armoury Road in the charming town of Selby. This recently renovated property boasts a generous 1,323 sq ft of living space spread across three floors, offering ample room for a growing family.

As you step inside, you are greeted by not one, but two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The multiple reception rooms provide flexibility in how you can utilise the space to suit your lifestyle.

With four bedrooms, there is no shortage of space for a large family or for those who enjoy having a home office or guest room. The property also features a well-appointed shower room, ensuring convenience for all residents.

Dating back to the 1930's, this house exudes character and charm while benefiting from modern upgrades due to its recent renovation. The property is beautifully presented, showcasing a perfect blend of period features and contemporary finishes.

Situated in a sought-after location, this home comes with the added convenience of no onward chain, making the moving process smoother for the new owners. Whether you're looking for a peaceful retreat or a place to create lasting memories, this property offers a wonderful opportunity to embrace a comfortable lifestyle in Selby.

Don't miss out on the chance to make this house your own and experience the warmth and character it has to offer. Contact us today to arrange a viewing and take the first step towards calling this lovely property your new home.

EPC Rating - C

Council Tax Band - C

### **GROUND FLOOR ACCOMMODATION**

**Lounge 13'1" x 13'5" (3.98m x 4.10m)**

**Dining Room 10'7" x 13'5" (3.23m x 4.10m)**

**Kitchen 14'0" x 7'6" (4.27m x 2.28m)**

**Utility/WC 7'5" x 7'6" (2.27m x 2.28m)**

**Hallway**

### **FIRST FLOOR ACCOMMODATION**

**Landing**

**Bedroom One 11'9" x 13'5" (3.58m x 4.10m)**

**Bedroom Two 10'7" x 13'8" (3.22m x 4.16m)**

**Shower Room 9'7" x 3'9" (2.92m x 1.15m)**

### **SECOND FLOOR ACCOMMODATION**

**Landing**

**Bedroom Three 6'6" x 13'6" (1.98m x 4.11m)**

**Bedroom Four 11'5" x 12'4" (3.49m x 3.75m)**

### **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

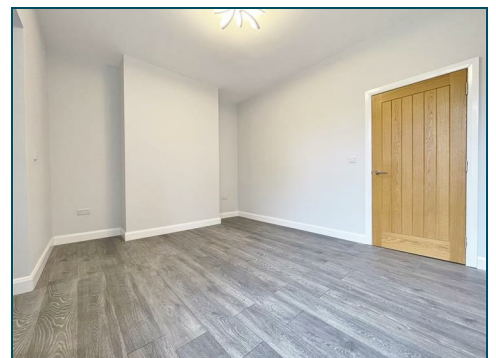
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

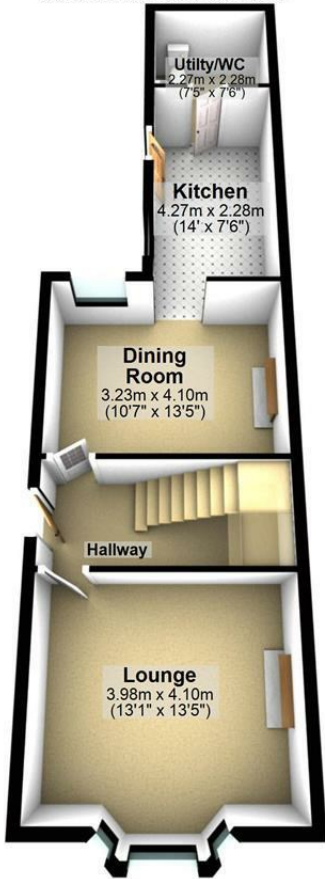
## WINDOWS

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



### Ground Floor

Approx. 51.4 sq. metres (553.0 sq. feet)



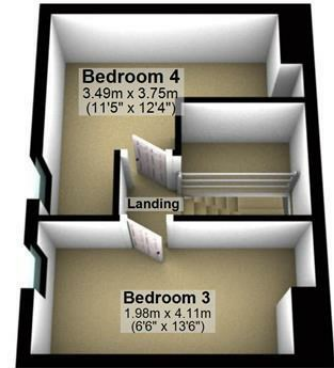
### First Floor

Approx. 36.1 sq. metres (388.7 sq. feet)



### Second Floor

Approx. 21.8 sq. metres (234.9 sq. feet)



Total area: approx. 109.3 sq. metres (1176.6 sq. feet)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
		74	84				



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