



18 Barlby Crescent, Selby, YO8 5BB

Good Sized Mid-Terrace in Desirable Location | Considerable Sized Rear Garden | Off-Street Parking | Significant Potential To Add Your Own Stamp Both Internally & Externally | Two Reception Rooms | Downstairs WC

- Sizeable Mid-Terrace
- Gas Central Heating
- EPC Rating D
- Three Double Bedrooms
- Freehold
- Desirable Location Overlooking Riverbank
- Off-Street Parking
- Council Tax Band B
- Considerable Sized Rear Garden
- Village Location Within Walkable Distance to Selby Town Centre

Offers Over £220,000

Jigsaw Move are pleased to welcome to this charming mid-terrace house located on Barlby Crescent in the desirable area of Barlby, Selby. This property boasts two good sized reception rooms, three bedrooms, and a spacious bathroom, offering ample space for comfortable living.

Built in the 1930s, this home exudes character and charm, perfect for those who appreciate a touch of history in their living space. With a generous sq ft of living area, there is plenty of room for the whole family to enjoy. Off-Street parking ensures convenience for homeowners and additionally, the considerable sized rear garden offers a fantastic outdoor space for gardening, entertaining, or simply relaxing in the fresh air.

The first floor boasts three double bedrooms and a family bathroom with a bath and separate shower cubicle. Within the third bedroom is a larger than average cupboard which the current owner was looking at the potential to expand into the loft space.

One of the standout features of this property is its enviable location overlooking the riverbank, providing a quiet & tranquil atmosphere.

This property is a blank canvas with endless possibilities, making it perfect for those looking to put their own stamp on their home. Whether you're a first-time buyer, a growing family, or someone looking for an investment opportunity, this house has plenty of potential to fulfil your needs.

The property is situated within the desirable village of Barlby which hosts a range of local amenities a general grocery store, pharmacy, New Inn public house, a library, a late 19th Century Church, Barlby Community Primary School and Barlby High School. The development is minutes away from the A63 giving good road links to the A19, M62 and A1. Great regular bus service from Barlby to York & Selby and excellent rail links from Selby, York and Leeds.

Furthermore, the fact that this property comes with no onward chain means a smoother and quicker process for potential buyers. Don't miss out on the chance to own a piece of Selby's history in a prime location. Book a viewing today and envision the endless possibilities this property holds for you and your loved ones.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Kitchen 11'2" x 9'8" (3.40m x 2.94m)

Lounge 11'7" x 12'5" (3.52m x 3.78m)

Dining Room 14'7" x 12'5" (4.45m x 3.78m)

WC 4'11" x 2'11" (1.49m x 0.90m)

FIRST FLOOR ACCOMMODATION

Landing

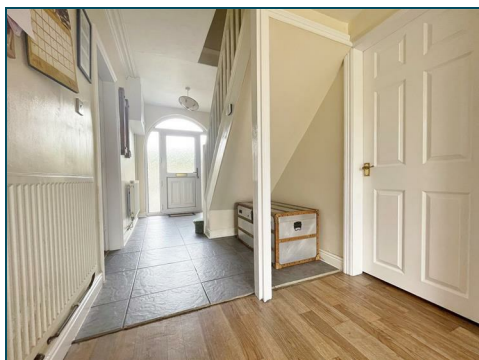
Bedroom One 14'1" x 12'2" (4.30m x 3.71m)

Bedroom Two 11'7" x 12'2" (3.52m x 3.71m)

Bedroom Three 10'10" x 9'11" (3.31m x 3.01m)

Bathroom 6'5" x 9'11" (1.95m x 3.01m)

EXTERNAL



ADDITIONAL INFORMATION

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

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

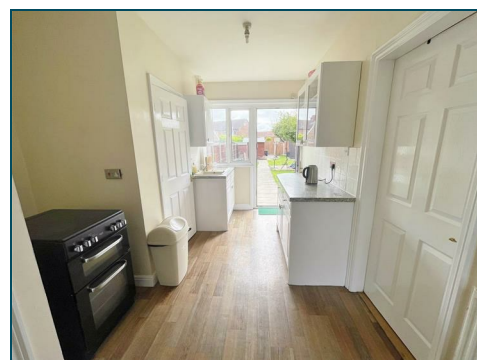
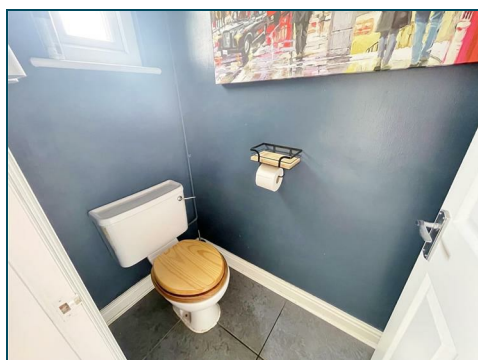
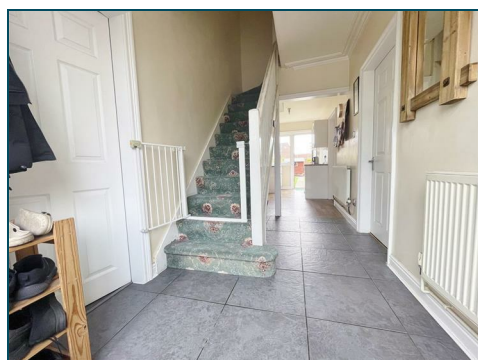
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

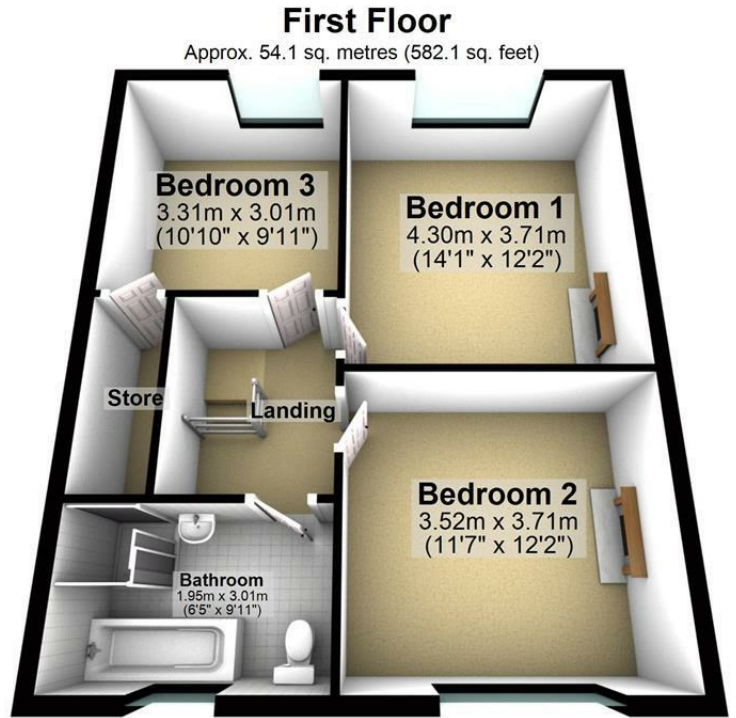
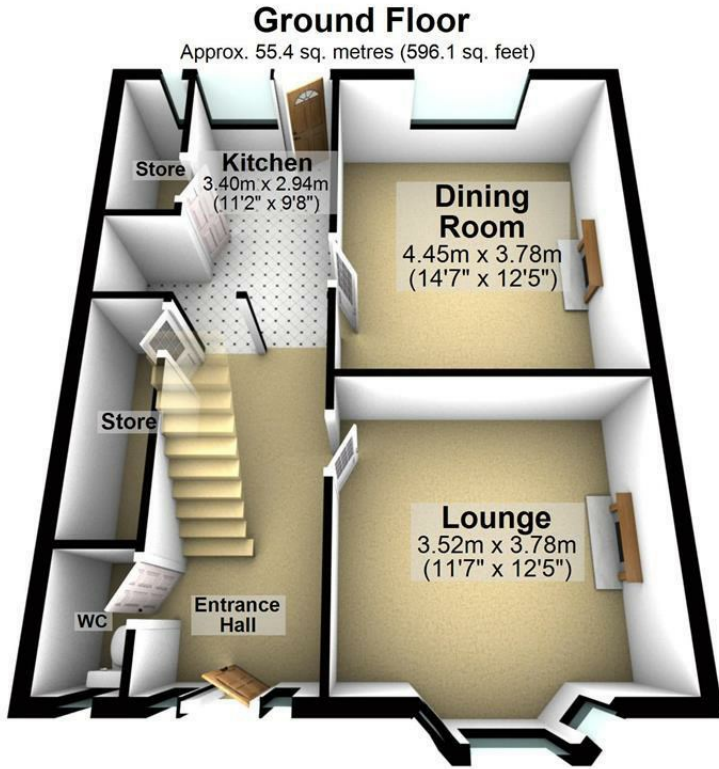
VIEWINGS

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.

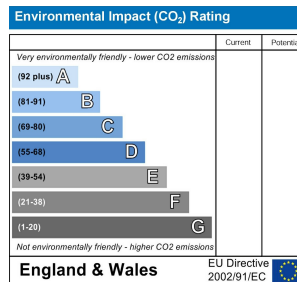
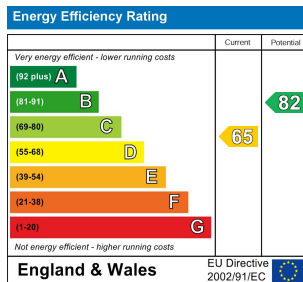
WINDOWS

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





Total area: approx. 109.5 sq. metres (1178.2 sq. feet)



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