



## 5 Barley Close, Thorpe Willoughby, Selby, YO8 9UA

Three Bedrooms | Modern Decor Throughout | Master Bedroom En-Suite & Downstairs WC | Driveway Parking For Two Cars | Popular Village Location | Viewing Advised

- Modern Semi Detached
- Gas Central Heating
- Council Tax Band - B
- Popular Village Location
- Three Bedrooms with En-Suite to Master
- Freehold
- Ideal Family Home
- Driveway Parking For Two Cars
- EPC Rating - B
- Viewing Highly Recommended

**Offers In The Region Of £230,000**

Jigsaw Move are pleased to welcome to the market this charming property located in the popular village of Thorpe Willoughby, Selby. Situated on Barley Close, this end terraced home offers a perfect blend of modern living and village charm.

As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. The modern decor throughout the house gives it a fresh and inviting feel, making it a place you can truly call home.

This property boasts three well-appointed bedrooms, providing ample space for a growing family or for those who enjoy having a home office or guest room. The master bedroom comes with the added luxury of an ensuite bathroom, offering you a private sanctuary to unwind after a long day.

With two bathrooms in total, including the ensuite, and a downstairs WC, there will be no more morning queues or waiting for your turn. Convenience is key in this property and adding comfort and practicality.

Parking will never be an issue with the allocated two parking spaces, ensuring that you and your guests always have a place to park. Whether you have a growing family or simply enjoy having extra space for visitors, the parking for two vehicles is a valuable asset.

This sought after village hosts a range of local amenities including; primary school, post office, general shop, public house/restaurant and community centre with playing fields. Thorpe 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 make this lovely property your own. Embrace village life in Thorpe Willoughby and enjoy the convenience of modern amenities in a village setting. Contact us today to arrange a viewing and take the first step towards owning your dream home.

This property would make an ideal purchase for a first time buyer and we highly recommend an early internal inspection to appreciate what the property has on offer.

## **GROUND FLOOR ACCOMMODATION**

### **Entrance Hallway**

**Lounge 13'10" x 10'5" (4.22m x 3.18m)**

**Kitchen/Diner 10'0" x 13'6" (3.06m x 4.12m)**

**W.C**

## **FIRST FLOOR ACCOMMODATION**

### **Landing**

**Bedroom Two 8'2" x 12'10" (2.48m x 3.90m)**

**Bedroom Three 8'6" x 6'8" (2.59m x 2.02m)**

**Bathroom**

## **SECOND FLOOR ACCOMMODATION**

**Master Bedroom 20'3" x 13'6" (6.16m x 4.12m)**

**En-suite 6'4 x 6'4 (1.93m x 1.93m)**

## **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

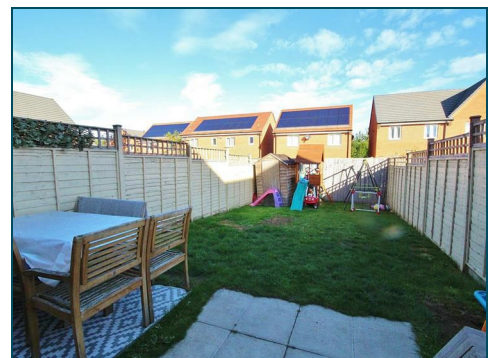
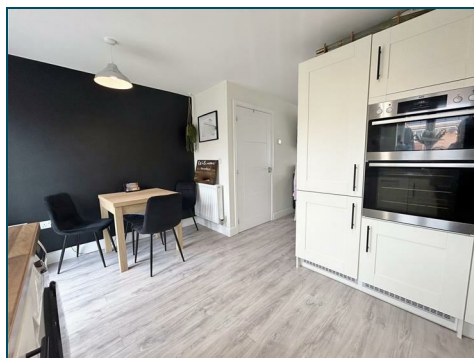
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

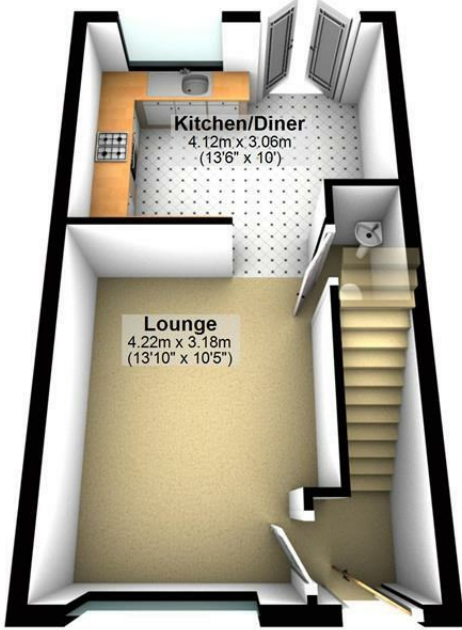
## WINDOWS

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



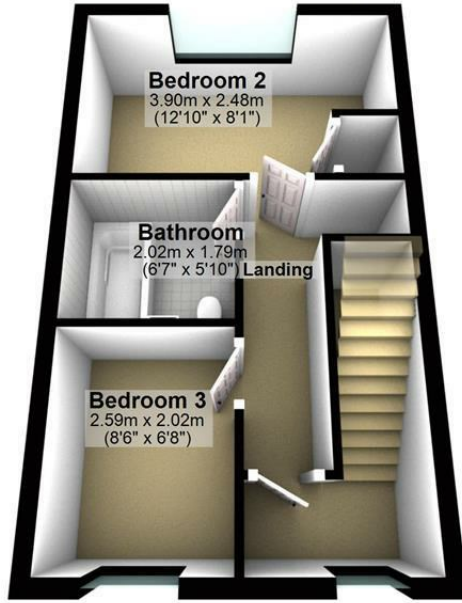
### Ground Floor

Approx. 30.5 sq. metres (328.0 sq. feet)



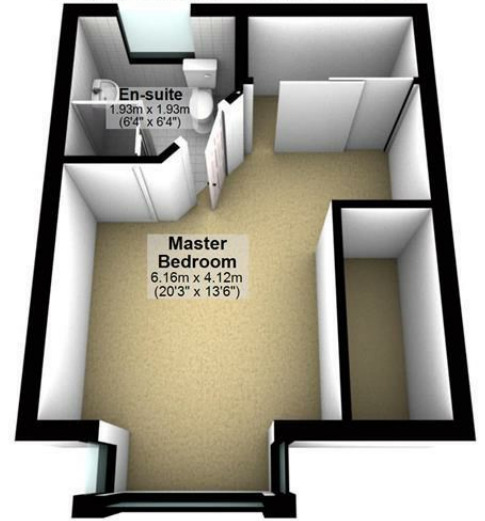
### First Floor

Approx. 26.0 sq. metres (279.9 sq. feet)



### Second Floor

Approx. 20.6 sq. metres (222.1 sq. feet)



Total area: approx. 77.1 sq. metres (829.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		84	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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