



## 1a Audus Street, Selby, Selby, YO84HJ

Maisonette | One Bedroom | Fully Renovated Throughout | Done To A High Standard | No Onward Chain | Town Centre Location | Viewing Highly Recommended When Ready

- Masionette
- Electric Heating
- Council Tax Band - A
- Town Center Location
- One Bedroom
- Leasehold Property
- No Onward Chain
- Street Parking
- EPC Rating - TBC
- Newly Renovated To High Standard

**Asking Price £150,000**

Jigsaw Move are pleased to welcome you to Audus Street, Selby! This charming maisonette is a perfect gem for those looking to step onto the property ladder. Situated in the heart of the town centre, this property boasts a modern interior that has been meticulously done to a high standard.

As you step inside, you'll be greeted by a newly renovated cosy living/dining room, ideal for entertaining guests or relaxing after a long day. The property features one bedroom, offering a comfortable space to unwind and rest. The shower room is sleek and contemporary, adding a touch of luxury to your daily routine.

With no onward chain, this maisonette is ready and waiting for its new owners to move in and make it their own. Whether you're a first-time buyer or looking for a convenient town centre location, this property ticks all the boxes.

Don't miss out on the opportunity to own this stylish maisonette in Selby. Contact us today to arrange a viewing and take the first step towards owning your own piece of modern living in this vibrant town.

Scan the QR code in the first photograph to be given a virtual CGI tour of the layout of the property.

**\*\* Images are illustrations purposes and some differences with colours or finishes may vary\*\***

Lease Length – TBC  
Ground Rent – TBC  
Service Charge - TBC

## **GROUND FLOOR ACCOMMODATION**

**Open Plan Living Dining Room**

**Kitchen**

## **FIRST FLOOR ACCOMMODATION**

**Landing**

**Bedroom**

**Shower Room**

## **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

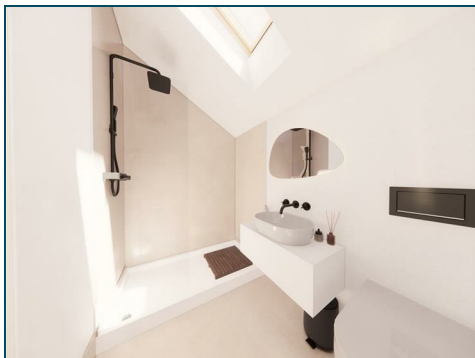
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

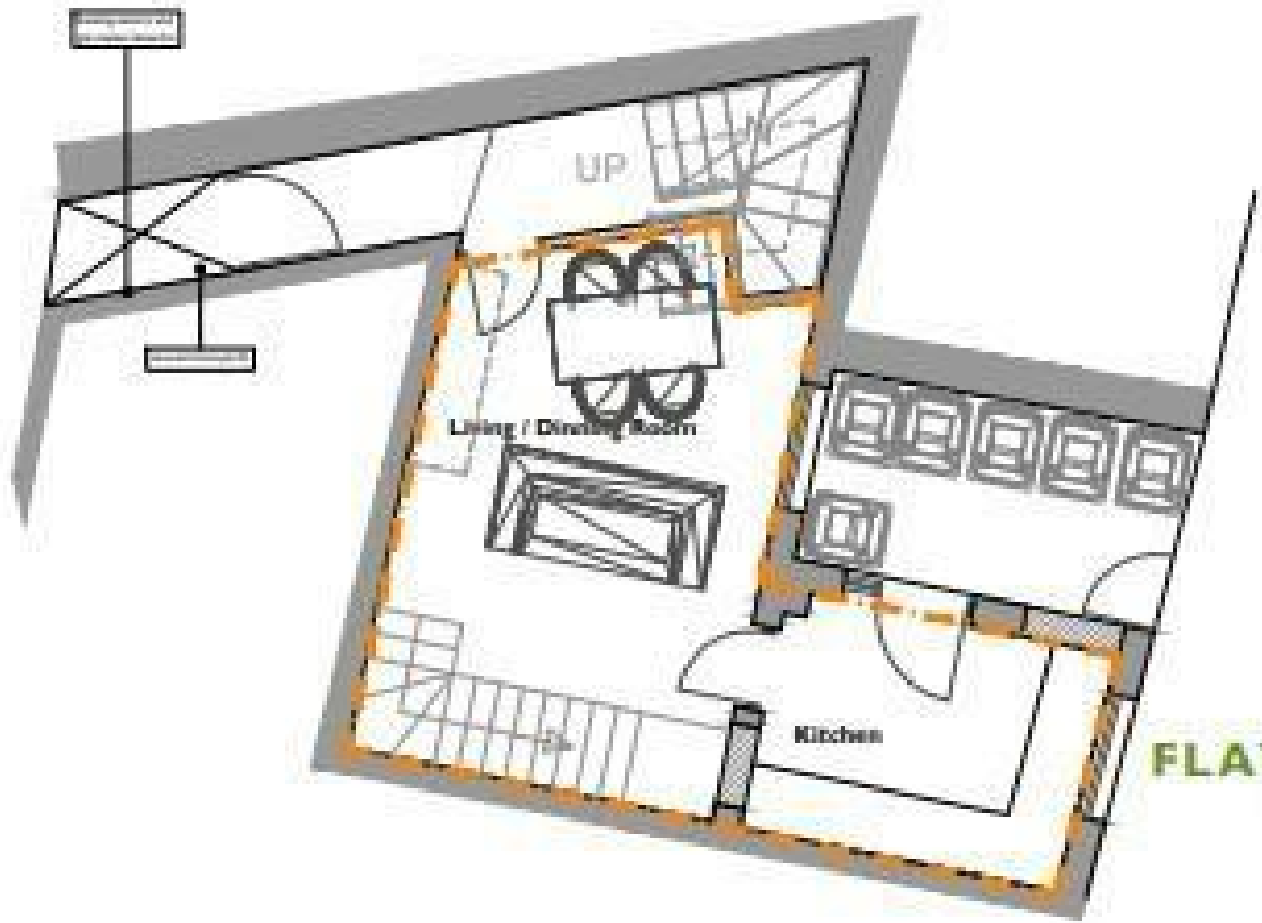
## VIEWINGS

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.





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



11 Finkle Street, Selby, North Yorkshire, YO8 4DT
   
[info@jigsawmove.co.uk](mailto:info@jigsawmove.co.uk) | [www.jigsawmove.co.uk](http://www.jigsawmove.co.uk) | [info@jigsawletting.co.uk](mailto:info@jigsawletting.co.uk) | [www.jigsawletting.co.uk](http://www.jigsawletting.co.uk)
  
 Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227



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