



### 30 The Haven, Selby, YO8 8BJ

Three Storey Townhouse | Three Bedrooms | No Onward Chain | Newly Decorated | New Kitchen | New Flooring Throughout | Allocated Off Street Parking | Popular Location.

- Townhouse
- Gas Central Heating
- Council Tax Band - C
- Popular Location
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Allocated Off Street Parking
- EPC Rating - C
- Master Bedroom With En-Suite & Dressing Room

**Asking Price £190,000**

Jigsaw Move are pleased you to welcome to this charming townhouse located in the sought-after area of The Haven, Selby which benefited from a renovation throughout in Spring 2023. This property offers a delightful living experience across three floors boasting a spacious reception room, perfect for entertaining guests or relaxing with family. With three cosy bedrooms and two modern bathrooms, there is plenty of space for everyone.

Built in 2006, this townhouse boasts a modern feel with a new kitchen and appliances included and the property is beautifully decorated and has new flooring throughout, ensuring a fresh and inviting atmosphere making it move-in ready for you to start creating memories. The property spans 1064sq ft, providing ample space for comfortable living and ideal for a growing family or those looking for a peaceful retreat.

One of the highlights of this home is the en-suite bathroom and dressing room attached to the master bedroom, providing a touch of luxury and convenience. Additionally, the property comes with allocated parking for two vehicles, making parking hassle-free for residents.

The property is situated within walking distance to Selby Town Centre. Selby hosts a range of local amenities including a buzzing high street with; shops, doctors, opticians, beauty parlours, super markets, restaurants and is also home to the historical Selby Abbey. With its close proximity to all major networks, Selby is ideal when commuting to York, Leeds and Hull.

With no onward chain, this townhouse is ready for you to move in and make it your own. Don't miss out on the opportunity to own this lovely property in the heart of Selby. Contact us today to arrange a viewing and make this house your new home!

## **GROUND FLOOR ACCOMMODATION**

### **Entrance Hall**

**Lounge 16'2" x 13'4" (4.94m x 4.07m)**

**Kitchen 12'9" x 6'3" (3.89m x 1.90m)**

**WC 6'0" x 2'10" (1.83m x 0.86m)**

## **FIRST FLOOR ACCOMMODATION**

### **Landing**

**Bedroom Two 11'1" x 13'0" (3.39m x 3.97m)**

**Bedroom Three 11'0" x 13'5" (3.36m x 4.09m)**

**Family Bathroom 6'0" x 5'11" (1.83m x 1.81m)**

## **SECOND FLOOR ACCOMMODATION**

### **Landing**

**Master Bedroom 12'5" x 13'1" (3.78m x 4.00m)**

**Dressing Room 9'10" x 6'0" (3.00m x 1.83m)**

**En-suite 6'7" x 6'4" (2.00m x 1.94m)**

## **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

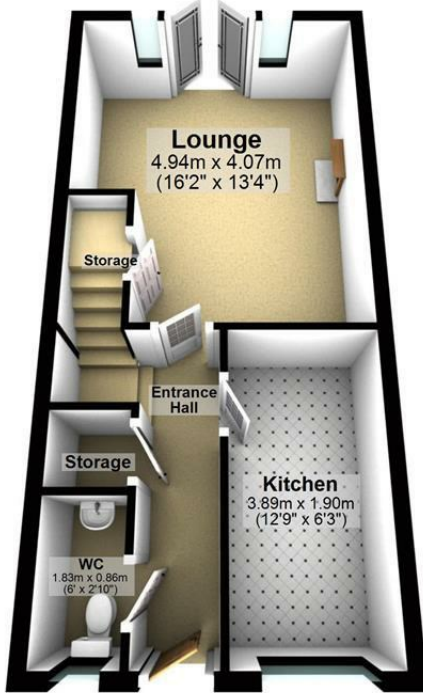
Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.

## EXTERNAL



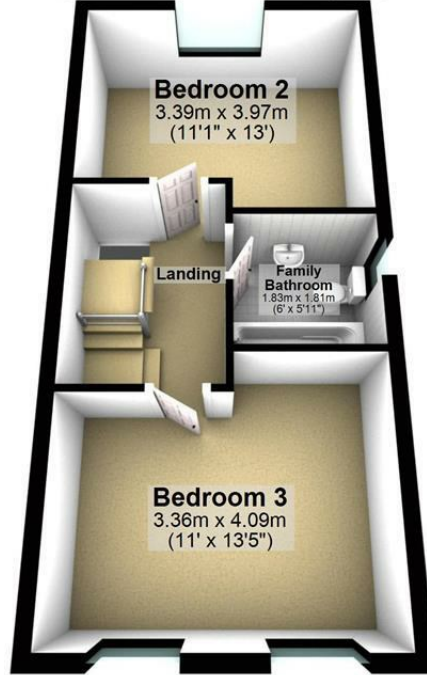
### Ground Floor

Approx. 35.7 sq. metres (384.4 sq. feet)



### First Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



### Second Floor

Approx. 27.8 sq. metres (299.4 sq. feet)



Total area: approx. 98.9 sq. metres (1064.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(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 <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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