



## 54 West Park, Selby, Yorkshire, YO8 4JL

Semi-Detached Property | Four Bedrooms | No Onward Chain | Driveway Parking | Garage | Multiple Reception Rooms | Popular Location | Plenty Of Potential For Refurbishment

- Semi-Detached Property
- Gas Central Heating
- Council Tax Band - D
- Popular Location
- Four Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking & Garage
- EPC Rating - C
- Potential For Renovation

**Offers In The Region Of £240,000**

Jigsaw Move are pleased to welcome you to this semi-detached house situated just off the popular location of Leeds Road on West Park in Selby. With plenty of potential for refurbishment, this property allows you to unleash your creativity and design the home of your dreams.

This property boasts not just one, but two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four spacious bedrooms, there's plenty of space for everyone to enjoy.

Parking will never be an issue with space for up to two vehicles, making coming home a breeze. And the best part? This property comes with no onward chain, allowing for a smooth and hassle-free buying process.

One of the highlights of this lovely home is the multiple reception rooms, offering versatility and the potential to create different living spaces to suit your needs. Situated in a popular location, you'll be part of a vibrant community with easy access to local amenities and schools.

Step outside to discover the large rear garden, a tranquil oasis where you could unwind and enjoy the outdoors. Whether you have a green thumb or simply love to bask in the sun, this garden provides the perfect setting for relaxation and recreation.

Don't miss out on the opportunity to make this house your home. With its desirable location, ample living space, and potential for improvement, this property is sure to capture your heart. Contact us today to arrange a viewing and start envisioning what your future home may look like in this wonderful abode.

## **GROUND FLOOR ACCOMMODATION**

### **Entrance Hall**

**Lounge 13'1" x 11'10" (3.98m x 3.61m)**

**Dining Room 18'1" x 11'10" (5.52m x 3.61m)**

**Kitchen 14'10" x 15'10" (4.52m x 4.82m)**

### **WC**

## **FIRST FLOOR ACCOMMODATION**

### **Landing**

**Bedroom One 11'10" x 11'11" (3.60m x 3.62m)**

**Bedroom Two 11'7" x 11'10" (3.52m x 3.60m)**

**Bedroom Three 15'8" x 7'4" (4.77m x 2.23m)**

**Bedroom Four 7'5" x 6'9" (2.26m x 2.07m)**

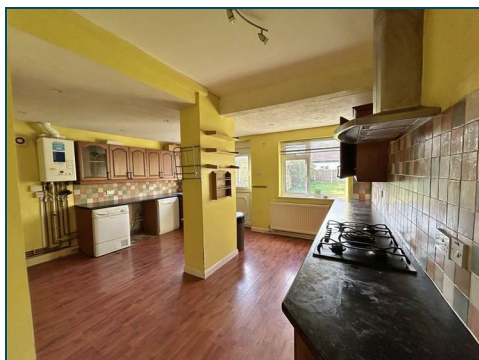
**Bathroom 7'9" x 6'9" (2.35m x 2.07m)**

## **EXTERNAL**

### **Garage**

## **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.

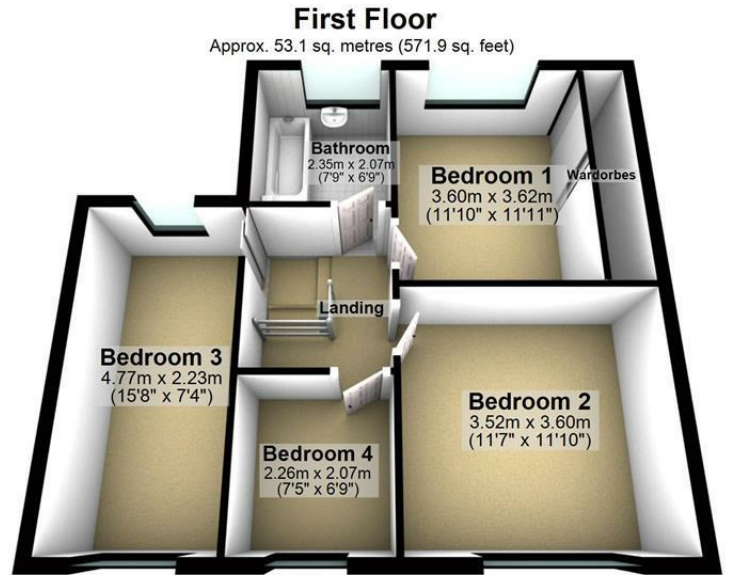
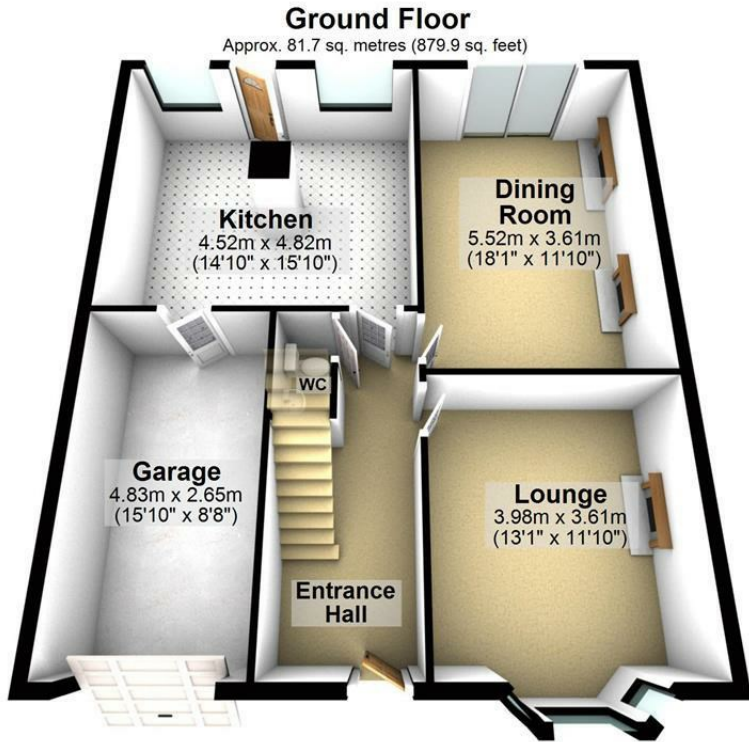
## VIEWINGS

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.

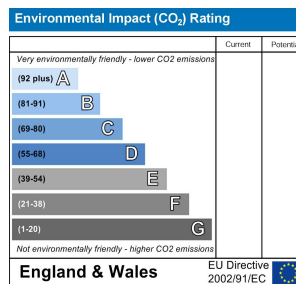
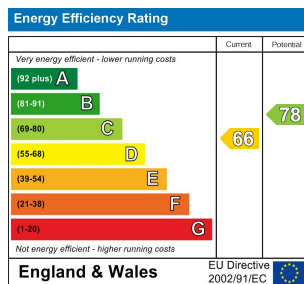
## WINDOWS

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





Total area: approx. 134.9 sq. metres (1451.9 sq. feet)



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