



11 Spruce Way, Selby, YO8 8FJ

Three Bedroom Detached | No Onward Chain | Master Bedroom With En-Suite & Downstairs WC | Driveway & Garage Parking | Situated On The Popular Staynor Hall Development

- Detached Home
- Gas Central Heating
- Council Tax Band - C
- Modern Kitchen/Diner with Separate Utility Room
- Three Bedrooms with Master Bedroom En-Suite
- Freehold
- No Onward Chain
- Garage & Driveway Parking
- EPC - C
- Popular Staynor Hall Estate

Asking Price £250,000

Jigsaw Move are pleased to welcome to the market this property on Spruce Way, Selby - a charming location that could be the perfect setting for your new home on the ever popular and sought after Staynor Hall Estate!

This delightful detached house boasts one reception living room, three bedrooms of which the master boasts a shower en-suite providing a touch of luxury and convenience, and one family bathroom, offering ample space for comfortable living. With the additional downstairs WC, this house is designed with your comfort in mind. The property also features a an open plan kitchen/diner style through to a separate utility room.

Spruce Way also presents it's own garage - perfect for parking your car or extra storage space. The enclosed rear garden is a lovely spot for outdoor activities or simply relaxing in the fresh air.

The property is situated within the desirable development of Staynor Hall which is popular among families with due to its close proximity to local amenities, primary school and 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. . Staynor Hall 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.

This property is also offered with no onward chain and would make an ideal first home or family home and we highly recommend an early internal inspection to appreciate what the property accommodation and location has to offer.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the potential this property has to offer!

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 12'1" x 10'10" (3.69m x 3.30m)

Kitchen/Diner 9'3" x 18'1" (2.83m x 5.51m)

WC

Utility 5'5" x 7'6" (1.65m x 2.28m)

FIRST FLOOR ACCOMMODATION

Bedroom One 10'8" x 11'11" (3.26m x 3.63m)

En-suite 6'2" 5'10" (1.90m 1.78m)

Bedroom Two 9'5" x 9'6" (2.88m x 2.89m)

Bedroom Three 9'5" x 8'3" (2.88m x 2.52m)

Family Bathroom 6'10" x 5'6"x (2.09m x 1.70x)

Landing

Door.

EXTERNAL

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.

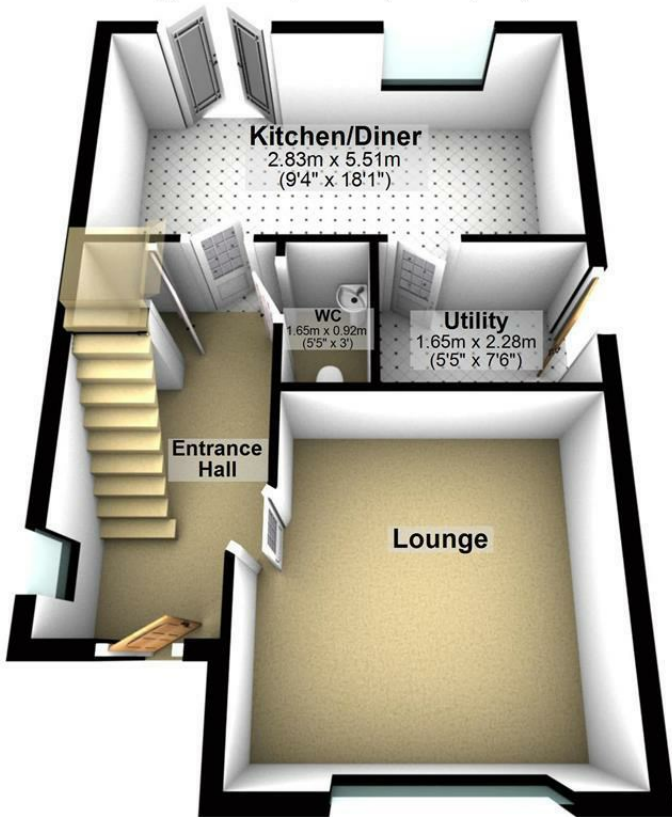
WINDOWS

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



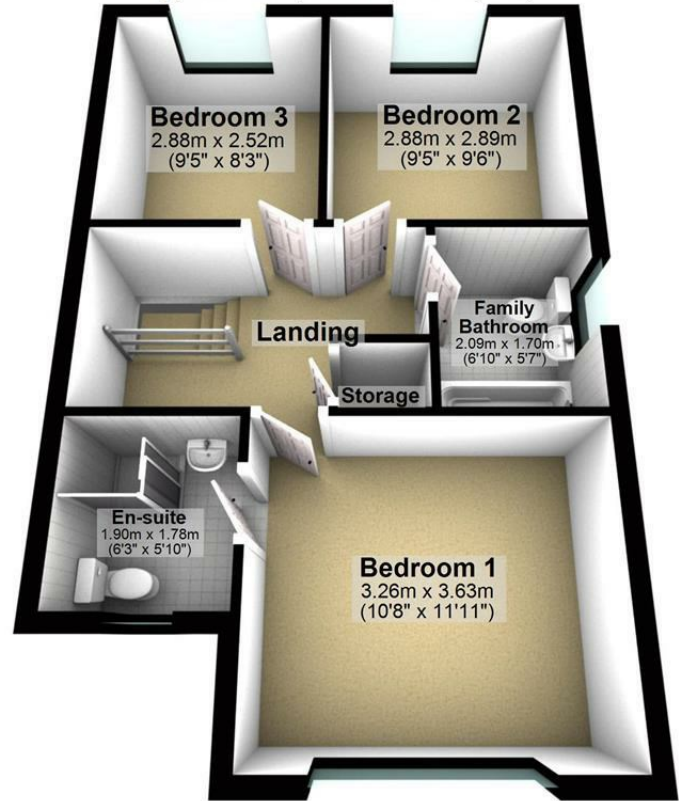
Ground Floor

Approx. 43.8 sq. metres (471.3 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.2 sq. feet)



Total area: approx. 87.7 sq. metres (943.5 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 90 |
| (81-91) B | | 79 | |
| (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 ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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