



## 10 Sycamore Close, Leeds Road, Selby, YO8 4HZ

Semi-Detached Property | Three Bedrooms | No Onward Chain | Multiple Reception Rooms | Driveway Parking For Multiple Cars | Garage Quiet Cul-De-Sac | Popular Location Off Leeds Road

- Semi-Detached Property
- Electric Heating
- Council Tax Band - C
- Popular Location
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking For Multiple Cars & Garage
- EPC Rating - E
- Multiple Reception Rooms

**Offers Over £250,000**



Jigsaw Move are pleased to welcome you to this semi-detached house located in the sought-after Sycamore Close off Leeds Road. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind.

The house features a family bathroom along with a generous 927 sq ft of living space, you'll have room to create the home of your dreams. Parking is a breeze with space for two vehicles, making coming home a stress-free experience.

One of the standout features of this property is the large attic space, offering endless possibilities for storage or even conversion into a home office or additional living area. The multiple reception rooms provide flexibility in how you choose to utilise the space, whether it be a formal dining room, a play area for children, or a cosy reading nook.

Located in a quiet cul-de-sac, you can enjoy peace and tranquility while still being in a popular and convenient location. The absence of an onward chain means you can move in hassle-free and start enjoying your new home right away.

Don't miss out on this fantastic opportunity to own a property in such a desirable area. Contact us today to arrange a viewing and take the first step towards making this house your new home.

## **GROUND FLOOR ACCOMMODATION**

### **Entrance Vestibule**

### **Entrance Hall**

**Lounge 11'5" x 14'2" (3.49m x 4.31m)**

**Dining Room 10'11" x 9'8" (3.33m x 2.94m)**

**Kitchen 10'11" x 10'5" (3.33m x 3.17m)**

**Sun Room 5'1" x 10'5" (1.55m x 3.17m)**

## **FIRST FLOOR ACCOMMODATION**

### **Landing**

**Bedroom One 11'5" x 12'2" (3.48m x 3.71m)**

**Bedroom Two 10'11" x 12'2" (3.32m x 3.70m)**

**Bedroom Three 7'11" x 8'1" (2.42m x 2.46m)**

**Bathroom 5'5" x 7'11" (1.65m x 2.41m)**

## **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.

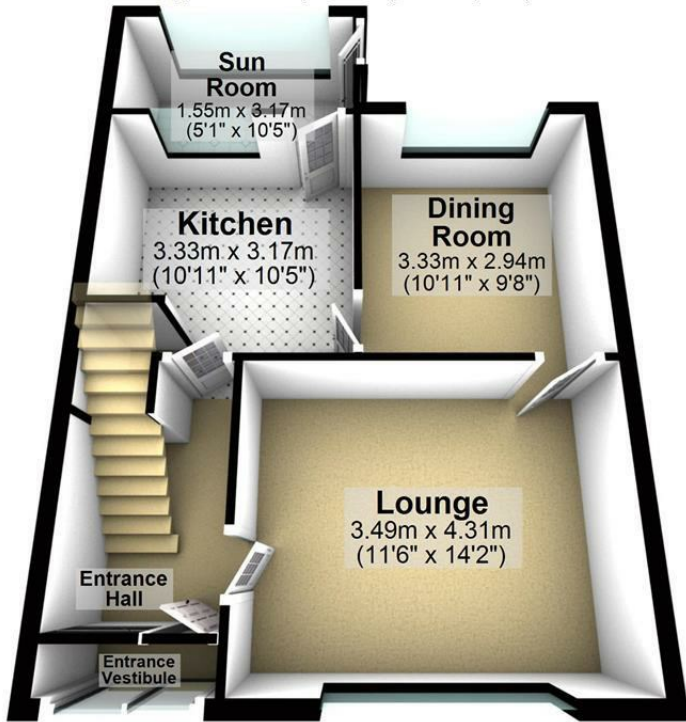
## WINDOWS

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



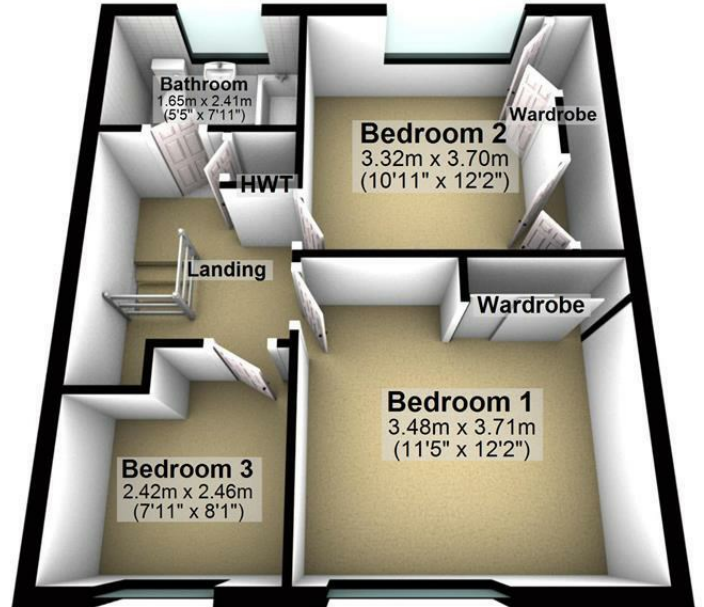
## Ground Floor

Approx. 42.8 sq. metres (461.2 sq. feet)



## First Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



Total area: approx. 86.1 sq. metres (926.5 sq. feet)

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	



  
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