



## 2 Marigold Close, Selby, Yorkshire, YO8 9RF

Semi-Detached Property | Three Bedrooms | No Onward Chain | Driveway Parking | Garage | Cul-De-Sac | Ideal Family Home | Popular Village Location

- Semi-Detached Family Home
- Gas Central Heating
- EPC Rating - C
- Spacious Living Accommodation
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Off Street Parking & Garage
- Council Tax Band - B
- Popular Village Location

**Offers In The Region Of £220,000**

Jigsaw Move are pleased to welcome you to Marigold Close, Selby - a charming semi-detached house that exudes warmth and comfort. This delightful property boasts two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's ample space for the whole family to unwind and recharge.

Situated in a peaceful cul-de-sac in a popular village, this home offers a tranquil retreat from the hustle and bustle of everyday life. The addition of a conservatory floods the space with natural light, creating a bright and airy atmosphere that is sure to uplift your spirits.

The property is situated in the desirable village location of Brayton. This sought after village hosts a range of local amenities including; schools, post office, petrol station and butchers. Brayton is also within walking distance to Selby Town Centre and is a great location for commuters due to its access links to all major networks making it perfect for those travelling to York, Leeds and Hull.

Parking is a breeze with allocated parking ensuring convenience for you and your guests. This property is truly an ideal family home, offering a blend of practicality and charm that is sure to capture your heart but also comes with the added benefit of no onward chain, making the buying process smooth and hassle-free.

Don't miss out on the opportunity to make this house your own - come and experience the warmth and comfort that Marigold Close has to offer.

**GROUND FLOOR ACCOMMODATION**

**Entrance Hall**

**Lounge 15'7" x 10'3" (4.75m x 3.12m)**

**Kitchen 8'10" x 13'7" (2.68m x 4.14m)**

**Conservatory 10'4" x 17'9" (3.16m x 5.43m)**

**FIRST FLOOR ACCOMMODATION**

**Landing**

**Bedroom One 5'7" x 14'2" (1.71m x 4.33m)**

**Bedroom Two 10'5" x 7'7" (3.18m x 2.31m)**

**Bedroom Three 7'7" x 5'10" (2.31m x 1.78m)**

**Bathroom 5'2" x 7'6" (1.58m x 2.30m)**

**EXTERNAL**

**Garage 17'7" x 8'7" (5.35m x 2.61m)**

**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

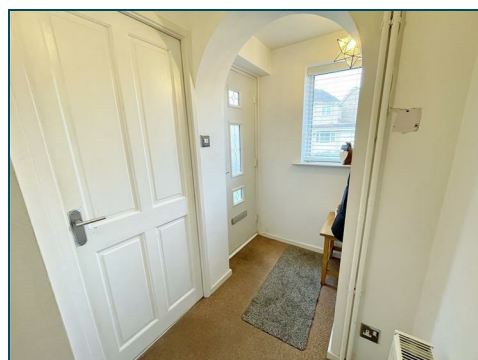
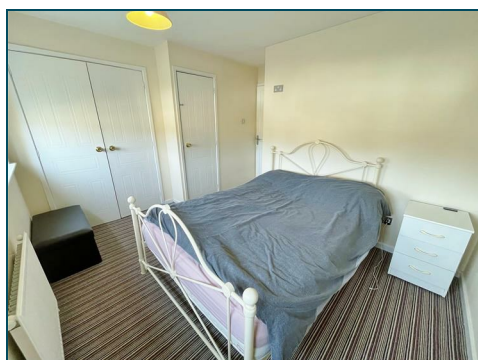
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in 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. 62.9 sq. metres (676.6 sq. feet)



## First Floor

Approx. 31.2 sq. metres (335.6 sq. feet)



Total area: approx. 94.0 sq. metres (1012.2 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 |  |                         |                                                                                     |
|                                             |  | 79                      | 82                                                                                  |
| 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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