



## 26 The Laurels, Barlby, YO8 5LW

Semi-Detached Property | Two Double Bedrooms | No Onward Chain | Driveway Parking | South Facing Large Rear Garden | Conservatory | WC | Ideal For First Time Buyers | Viewing Highly Recommended

- Semi-Detached Property
- Gas Central Heating
- Council Tax Band - B
- Ideal For First Time Buyers
- Two Double Bedrooms
- Freehold Property
- No Onward Chain
- Parking To The Front
- EPC Rating - C
- Conservatory

**£220,000**

Jigsaw Move are pleased to present this delightful semi-detached house nestled in the charming area of The Laurels, Barlby. The property is an excellent opportunity for first-time buyers. Built in 2006, the property boasts a generous 786 square feet of living space, thoughtfully designed to cater to modern living.

Upon entering, you are welcomed by an inviting reception rooms, perfect for both relaxation and entertaining. The heart of the home features a bright and airy conservatory, which seamlessly connects to the large, well-maintained south facing rear garden. This outdoor space is ideal for enjoying sunny afternoons or hosting gatherings with family and friends.

The property comprises two spacious double bedrooms, providing ample room for rest and personalisation. The well-appointed bathroom ensures convenience for daily routines. Additionally, the house benefits from parking for one vehicle, adding to the practicality of this lovely home.

The property is situated within the desirable village of Barlby which hosts a range of local amenities a general grocery store, pharmacy, New Inn public house, a library, a late 19th Century Church, Barlby Community Primary School and Barlby High School. The development is minutes away from the A63 giving good road links to the A19, M62 and A1. Great regular bus service from Barlby to York & Selby and excellent rail links from Selby, York and Leeds.

With no onward chain, this property is ready for you to move in and make it your own. This charming residence is a perfect blend of comfort and style, making it an ideal choice for those looking to embark on their homeownership journey. Don't miss the chance to view this wonderful property.

**GROUND FLOOR ACCOMMODATION**

**Entrance Hall**

**Lounge 15'7" x 11'6" (4.74m x 3.51m)**

**Kitchen 7'7" x 11'6" (2.31m x 3.50m)**

**WC 3'8" x 4'1" (1.12m x 1.25m)**

**Conservatory 8'6" x 7'7" (2.58m x 2.32m)**

**FIRST FLOOR ACCOMMODATION**

**Landing**

**Bedroom One 10'4" x 11'6" (3.16m x 3.51m)**

**Bedroom Two 10'2" x 11'6" (3.11m x 3.51m)**

**Family Bathroom 6'4" x 5'4" (1.93m x 1.62m)**

**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

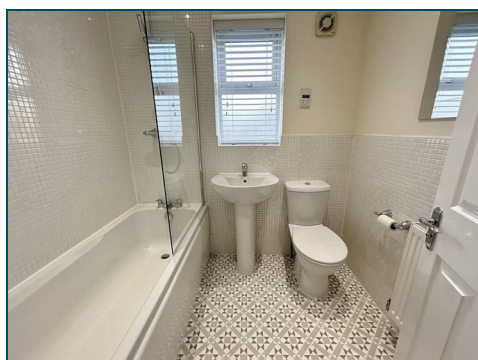
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

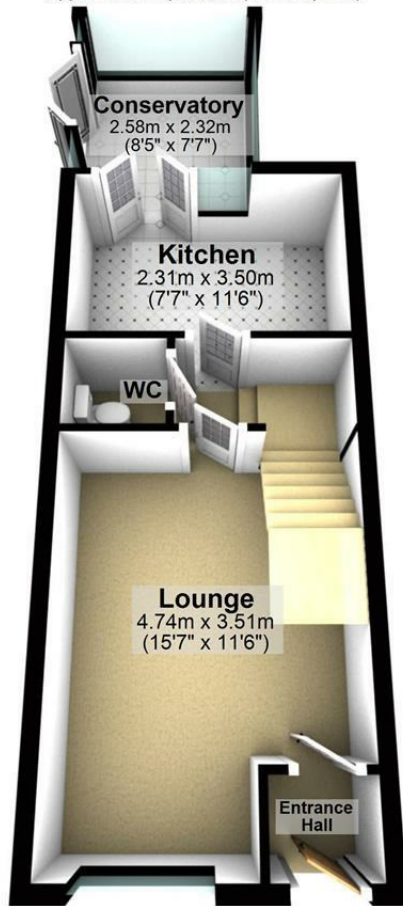
## WINDOWS

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



## Ground Floor

Approx. 35.6 sq. metres (382.9 sq. feet)



## First Floor

Approx. 29.4 sq. metres (317.0 sq. feet)



Total area: approx. 65.0 sq. metres (699.9 sq. feet)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>91</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | <b>75</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>                                              |         | <b>91</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<br>2002/91/EC |



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