



## 8 Elston Place, Selby, North Yorkshire, YO8 3ES

Semi-Detached Bungalow | Two Bedrooms | No Onward Chain | Driveway Parking | Close To Town Location | Viewing Highly Recommended

- Semi-Detached Bungalow
- Gas Central Heating
- Council Tax Band - A
- Viewing Highly Recommended
- Two Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking
- EPC Rating - D
- Ideal For First Time Buyers

**Asking Price £140,000**

Jigsaw Move are pleased to present this semi-detached bungalow on Elston Place. Nestled in the charming town of Selby, offers a perfect blend of comfort and convenience. With a prime location in a quiet cul-de-sac, this property is ideal for those seeking a peaceful retreat while still being close to the vibrant town centre.

The bungalow features a welcoming reception room, providing a warm and inviting space for relaxation or entertaining guests. With two well-proportioned bedrooms, there is ample room for a small family or for those wishing to downsize without compromising on space. The bathroom is thoughtfully designed, catering to all your daily needs.

One of the standout features of this property is the driveway parking, allowing for easy access and convenience for one vehicle. The property also includes a good sized rear and enclosed front garden. The absence of an onward chain means that you can move in without delay, making this an attractive option for both first-time buyers and those looking to make a swift transition.

The property is situated within 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. With its close proximity to all major networks, Selby is ideal when commuting to York, Leeds and Hull.

Priced competitively, this bungalow presents an excellent opportunity to secure a home in a desirable location. Whether you are looking to enjoy the local amenities, explore the surrounding countryside, or simply relax in your new abode, this property is sure to meet your needs. Don't miss the chance to make this charming bungalow your new home.

## ACCOMMODATION

**Lounge 11'5" x 11'6" (3.48m x 3.50m)**

**Kitchen/Dining Room 6'2" x 15'3" (1.88m x 4.65m)**

**Inner Hallway**

**Bedroom One 10'2" x 11'4" (3.09m x 3.46m)**

**Bedroom Two 7'9" x 8'2" (2.37m x 2.48m)**

**Family Bathroom 6'6" x 6'6" (1.97m x 1.97m)**

## 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.

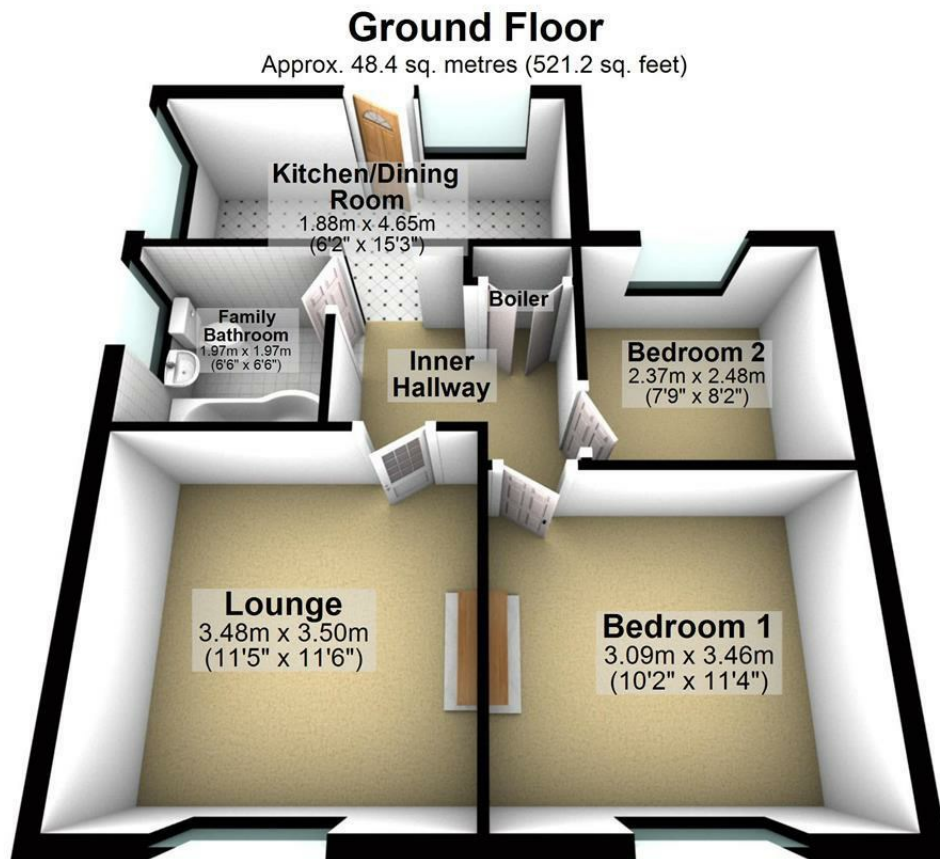
## VIEWINGS

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.





Total area: approx. 48.4 sq. metres (521.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</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			
<b>England &amp; Wales</b>			

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



**safeagent**  
11 Finkle Street, Selby, North Yorkshire, YO8 4DT  
info@jigsawmove.co.uk | www.jigsawmove.co.uk | info@jigsawletting.co.uk | www.jigsawletting.co.uk  
Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227

