



2 Spruce Way, Staynor Hall, Selby, North Yorkshire, YO8 8FJ

Detached Property | Four Bedrooms | Two En-Suites | No Onward Chain | Garage | Driveway Parking | Ideal Family Home | Viewing Highly Recommended

- Detached Property
- Gas Central Heating
- Council Tax Band - D
- Ideal Family Home
- Four Bedrooms - Two With En-Suites
- Freehold Property
- No Onward Chain
- Driveway Parking With Garage
- EPC Rating - C
- Well Presented Rear Garden

£300,000

Jigsaw Move are please to present this delightful detached house, nestled in the charming area of Spruce Way, Selby. The property presents an ideal family home, perfect for those seeking comfort and space. With four well-proportioned bedrooms, two of which boast en-suite facilities, this property offers both privacy and convenience for family living.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The heart of the home is complemented by a utility room, ensuring that daily chores are managed with ease. The conservatory adds a touch of elegance, allowing natural light to flood the space and offering a serene spot to unwind.

The rear garden is a true highlight, featuring a charming shed that could easily serve as a pub for summer gatherings. The seating area and pagoda create an inviting outdoor space, perfect for enjoying al fresco dining or simply soaking up the sun. Parking is available for one vehicle, adding to the convenience of this lovely home.

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. 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.

The absence of an onward chain simplifies the buying process, making it easier for you to settle into your new abode without delay.

With its thoughtful layout and desirable features, this property is not just a house; it is a place where cherished memories can be made. Whether you are a growing family or simply seeking a peaceful retreat, this home on Spruce Way is sure to impress.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 17'0" x 13'2" (5.17m x 4.01m)

Kitchen/Dining Room 17'0" x 8'10" (5.17m x 2.68m)

WC 5'0" x 3'4" (1.53m x 1.02m)

Conservatory 16'4" x 9'4" (4.98m x 2.85m)

FIRST FLOOR ACCOMMODATION

Landing

Master Bedroom 12'7" x 10'0" (3.83m x 3.06m)

Master Bedroom En-suite Shower Room 7'4" x 10'0" (2.23m x 3.05m)

Bedroom Two 8'8" x 13'11" (2.65m x 4.25m)

Bedroom Two En-suite Shower Room 8'8" x 2'6" (2.65m x 0.75m)

Bedroom Three 9'8" x 8'6" (2.95m x 2.58m)

Bedroom Four 6'8" x 9'3" (2.04m x 2.83m)

Family Bathroom 5'2" x 6'2" (1.57m x 1.87m)

EXTERNAL

Garage 6'9" x 17'3" (2.06m x 5.25m)



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

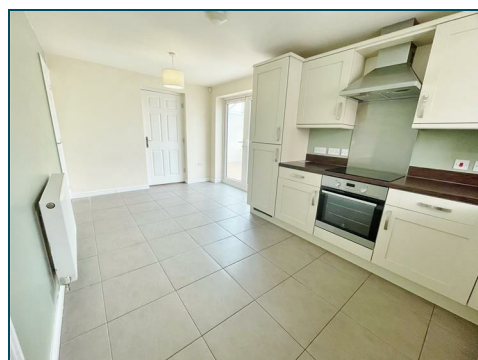
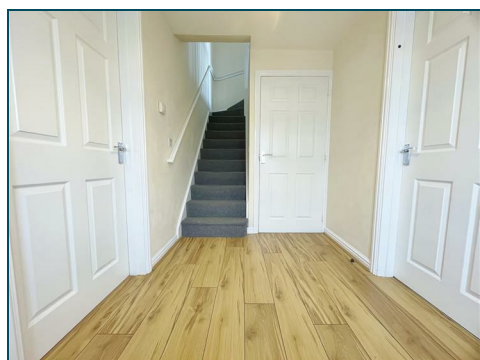
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

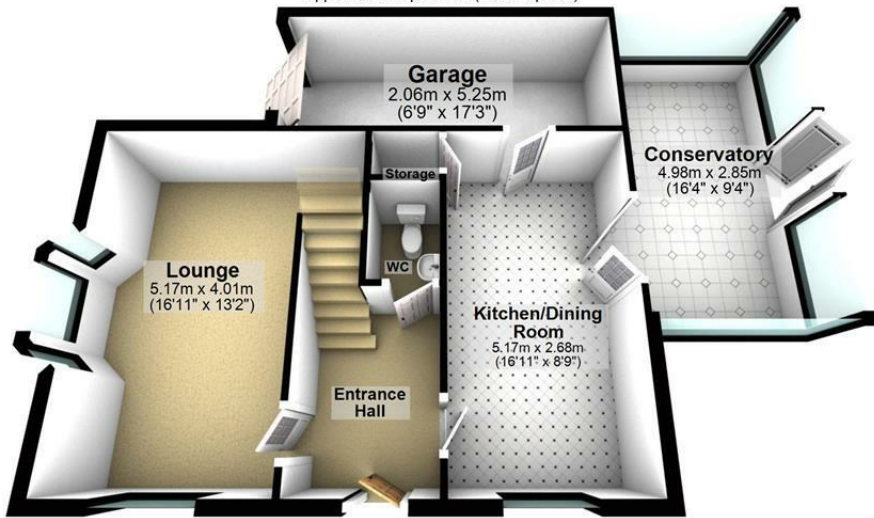
WINDOWS

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



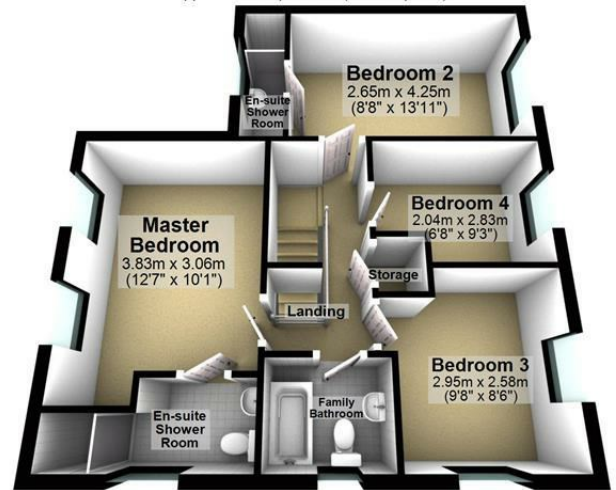
Ground Floor

Approx. 67.0 sq. metres (721.1 sq. feet)



First Floor

Approx. 53.7 sq. metres (578.5 sq. feet)



Total area: approx. 120.7 sq. metres (1299.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	88
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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		
	80	90
England & Wales		
EU Directive 2002/91/EC		



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

