



16 Danescroft, Selby, YO8 9XE

Large Corner Plot Detached Property | Four Bedrooms | Integral Garage | Driveway Parking | Conservatory | Popular Location | Ideal Family Home | Viewing Highly Recommended

- Large Corner Plot Detached Property
- Four Bedrooms
- Gas Central Heating
- Council Tax Band - C
- Popular Sought After Location
- Freehold Property
- Ideal Family Home
- Driveway Parking With Integral Garage
- EPC Rating - TBC
- Conservatory

£280,000

Jigsaw Move are please to present this delightful detached house nestled in the charming area of Danescroft, Selby. The property offers a perfect blend of comfort and space, making it an ideal family home. Built in 1985, the property spans an impressive 1,162 square feet and is set on a large corner plot, providing ample outdoor space for families and garden enthusiasts alike.

The property is set on a large corner plot, offering a substantial garden that is perfect for children to play in or for hosting summer barbecues. The house features an inviting reception rooms, perfect for entertaining or relaxing with loved ones. A bright and airy conservatory extends the living space, allowing for year-round enjoyment of the beautiful garden views.

With four generously sized bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own private space. With a family bathroom and WC, morning routines will be a breeze for the whole family. The convenience of parking for two vehicles adds to the appeal, ensuring that you and your guests will always have a place to park.

The large garden is a standout feature, offering a perfect setting for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the integral garage provides secure parking or storage, while the driveway accommodates up to two vehicles, making it easy for family and friends to visit.

Situated in a popular location, this home is close to local amenities, schools, and parks, making it an ideal choice for families. With its combination of space, comfort, and a fantastic outdoor area, this property is a wonderful opportunity for those seeking a family home in Selby. Don't miss the chance to make this charming house your new home.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Kitchen 13'3" x 6'2" (4.04m x 1.89m)

Lounge 10'9" x 20'8" (3.28m x 6.30m)

Conservatory 7'2" x 9'10" (2.19m x 2.99m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 12'9" x 12'6" (3.89m x 3.81m)

Bedroom Two 9'8" x 8'11" (2.95m x 2.72m)

Bedroom Three 9'9" x 7'7" (2.97m x 2.32m)

Bedroom Four 7'2" x 7'7" (2.19m x 2.32m)

Family Bathroom 7'1" x 4'9" (2.15m x 1.45m)

EXTERNAL

Garage 16'1" x 8'2" (4.90m x 2.50m)

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

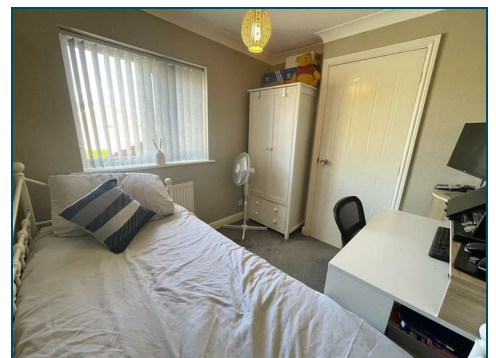
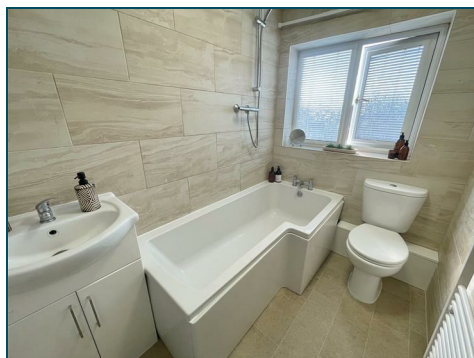
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

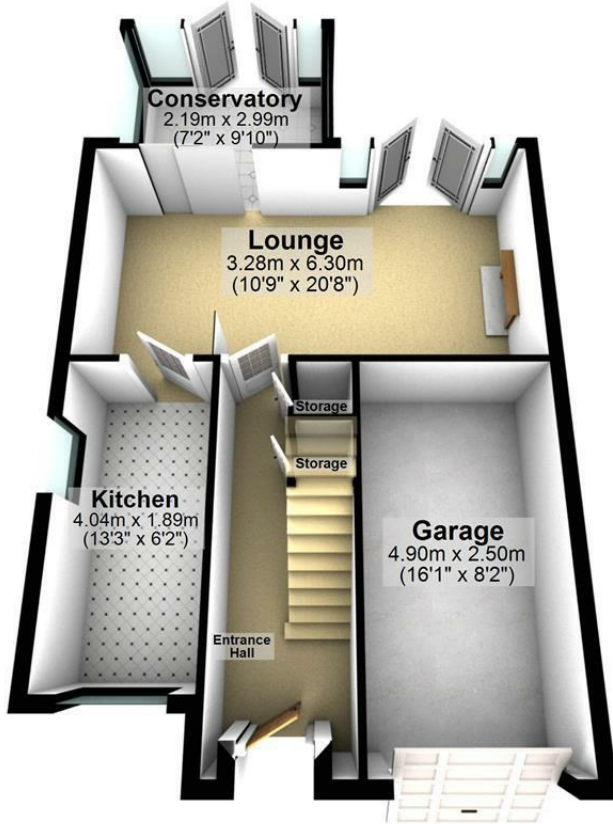
WINDOWS

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



Ground Floor

Approx. 56.8 sq. metres (611.7 sq. feet)



First Floor

Approx. 40.8 sq. metres (438.7 sq. feet)



Total area: approx. 97.6 sq. metres (1050.4 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 | | |
| 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 | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



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