



## 51 Barlby Road, Selby, North Yorkshire, YO8 5AB

Mid Terrace Property | Two Double Bedrooms | No Onward Chain | Detached Garage | Utility | WC | Popular Location | Ideal For First Time Buyers

- Mid Terrace Property
- Gas Central Heating
- Council Tax Band - A
- Utility & WC
- Two Double Bedrooms
- Freehold Property
- No Onward Chain
- On Street Parking With Garage
- EPC Rating - D
- Close To Town Location

**Offers Over £170,000**



Jigsaw Move are pleased to present this delightful mid-terrace house nestled on the charming Barlby Road in Selby. The property presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home.

The property boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining guests. A notable highlight is the utility room, which adds extra functionality to the home, making chores more manageable.

The house features a conveniently located shower room, ensuring practicality for everyday living. With two double bedrooms, this residence is perfect for small families or those looking to downsize. Additionally, the property includes a detached garage, offering secure parking for one vehicle and extra storage space.

The property is situated just over the toll bridge which is a walking distance from Selby and 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.

Situated in a popular location, this home benefits from a friendly neighbourhood and easy access to local amenities, making it an ideal choice for those who appreciate community living. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

In summary, this mid-terrace house on Barlby Road is a wonderful opportunity for first-time buyers looking for a property that combines comfort, convenience, and charm in a sought-after area. Don't miss the chance to make this lovely house your new home.

**GROUND FLOOR ACCOMMODATION**

**Entrance Hall**

**Lounge 13'2" x 11'11" (4.01m x 3.64m)**

**Kitchen 13'5" x 12'10" (4.10m x 3.91m)**

**Dining Room 9'2" x 8'4" (2.79m x 2.54m)**

**WC 4'0" x 3'7" (1.21m x 1.08m)**

**Utility 4'0" x 4'6" (1.21m x 1.36m)**

**FIRST FLOOR ACCOMMODATION**

**Landing**

**Bedroom One 11'6" x 15'9" (3.51m x 4.81m)**

**Bedroom Two 13'6" x 9'11" (4.11m x 3.03m)**

**Bathroom 8'9" x 8'3" (2.67m x 2.52m)**

**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

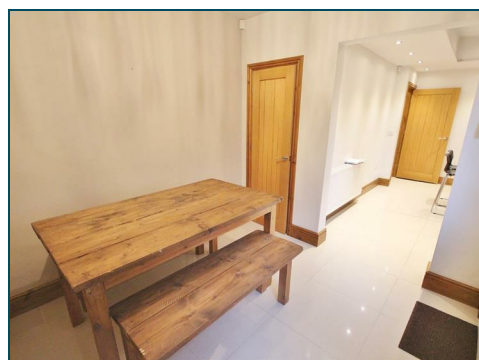
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

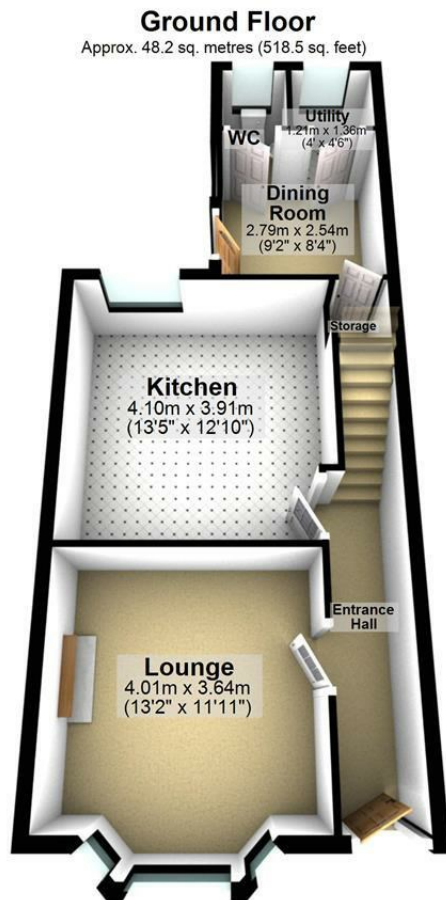
## VIEWINGS

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.

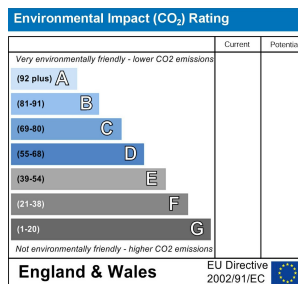
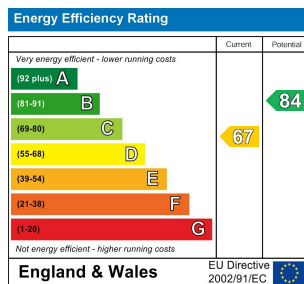
## WINDOWS

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





Total area: approx. 92.3 sq. metres (993.2 sq. feet)



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