



29 Elston Avenue, Selby, North Yorkshire, YO8 3AP

Two Bedroom Mid Terrace Property | No Onward Chain | Off Street Parking | Close to Local Amenities | Downstairs WC | Enclosed Rear Garden | Ideal For First Time Buyers

- Mid Terrace Property
- Gas Central Heating
- Council Tax Band - B
- Popular Location
- Two Double Bedrooms
- Freehold Property
- No Onward Chain
- Off Street Parking
- EPC Rating - C
- Ideal For First Time Buyers

Asking Price £185,000

Jigsaw Move are pleased to present this charming mid-terrace house nestled in the sought-after area of Elston Avenue, Selby. The property was built in 2014, presents an excellent opportunity for first-time buyers.

The property boasts two spacious double bedrooms, providing ample room for relaxation and personal space. With a well-appointed bathroom, including a convenient downstairs WC, this home is designed for modern living and comfort.

The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. The property also benefits from designated parking for one vehicle, adding to the convenience of urban living.

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.

Situated in a popular location, this home is making it an ideal choice for those looking to settle in a vibrant community. With no onward chain, you can move in without delay and start enjoying all that this delightful property has to offer. This mid-terrace house is not just a place to live; it is a wonderful opportunity to create lasting memories in a welcoming environment. Don't miss your chance to make this lovely home your own.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 14'2" x 10'6" (4.33m x 3.20m)

Kitchen/Diner 8'8" x 13'1" (2.63m x 3.98m)

WC

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 13'0" x 13'1" (3.97m x 3.99m)

Bedroom Two 10'4" x 6'9" (3.15m x 2.05m)

Bathroom 5'8" x 6'2" (1.74m x 1.89m)

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

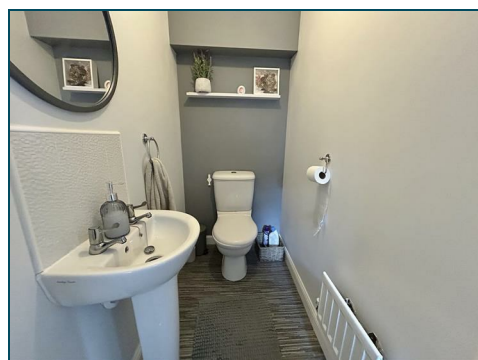
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

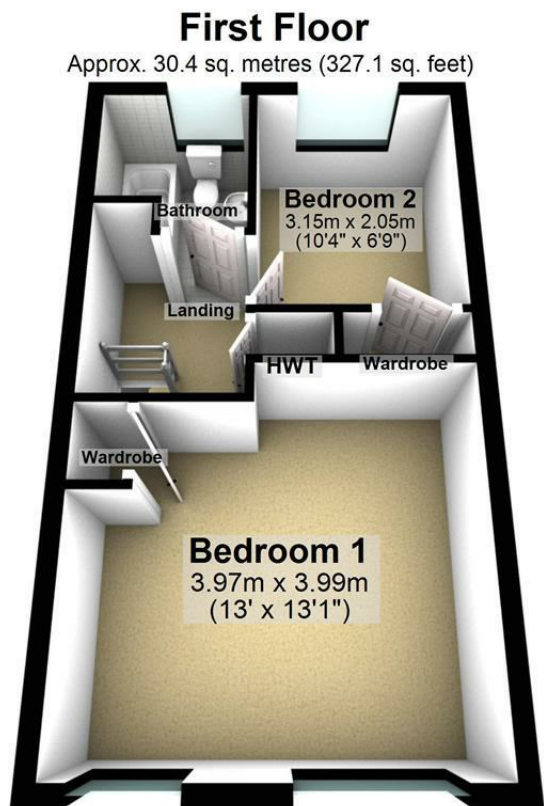
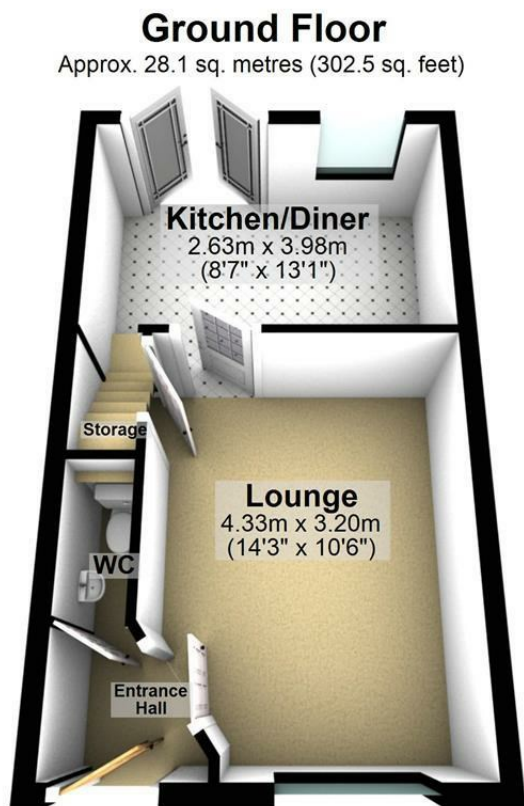
VIEWINGS

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. 58.5 sq. metres (629.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		76
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		99
(92 plus) A		
(81-91) B	84	
(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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