



## 8 Holme View, Selby, YO8 3AG

Beautifully Presented Detached Property | Five Double Bedrooms | En-Suite To Master Bedroom & Bedroom Two | Driveway Parking for Multiple Cars | Amazing Front Views | Viewing Not To Be Missed

- Beautifully Presented Detached Property
- Gas Central Heating
- Council Tax Band - E
- Beautiful Views To The Front
- Five Double Bedrooms
- Freehold Property
- Master Bedroom With En-Suite
- Driveway Parking For Multiple Cars & Garage
- EPC Rating - C
- Utility Room

**Asking Price £475,000**

Jigsaw Move are pleased to present this stunning detached house located at Holme View in Selby. This impressive new build, completed in 2016, offers a generous living space of 1,593 square feet, making it an ideal family home.

As you enter, you are greeted by a separate lounge which provides a comfortable retreat perfect for entertaining guests or enjoying quiet family time. While the study offers a dedicated space for work or study, catering to the needs of modern living. The modern design and layout create a warm and inviting atmosphere, enhanced by beautiful open views to the front of the property. The property has a large open plan living, dining, and kitchen area, perfect for entertaining guests or enjoying family meals featuring patio doors leading in to the beautifully presented rear garden. The utility room adds convenience to daily living.

This home boasts five well-proportioned double bedrooms, ensuring ample space for family and guests alike. The master bedroom and bedroom two both feature luxurious en-suite bathroom, providing a private sanctuary for relaxation. With a separate family bathroom, morning routines will be a breeze for everyone in the household.

Outside, the beautifully presented rear garden is a true highlight, offering a tranquil space for outdoor activities, gardening, or simply unwinding in the fresh air. One of the unique features of this home is the aviary or garden room, which is equipped with power, providing a delightful space for hobbies or simply enjoying the serene garden surroundings. The outdoor area is perfect for those who appreciate nature and wish to create their own personal oasis. The property features a driveway that accommodates parking for multiple vehicles, along with a large garage, offering additional storage adding to the convenience of this lovely home.

Holme View is a sought-after location 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.

This property is not just a house; it is a place where memories can be made. With its contemporary design, spacious interiors, and picturesque views, it is a must-see for anyone looking to settle in the charming town of Selby. Don't miss the opportunity to make this beautiful home your own.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

**Lounge 14'2" x 14'0" (4.31m x 4.27m)**

**Open Plan Kitchen/Diner/Living Area 10'10" x 29'3" (3.30m x 8.91m)**

**Utility 5'10" x 6'0" (1.78m x 1.84m)**

**WC 5'10" x 2'10" (1.78m x 0.86m)**

**Study 6'9" x 9'2" (2.05m x 2.80m)**

## FIRST FLOOR ACCOMMODATION

### Landing

**Master Bedroom 11'5" x 11'8" (3.49m x 3.55m)**

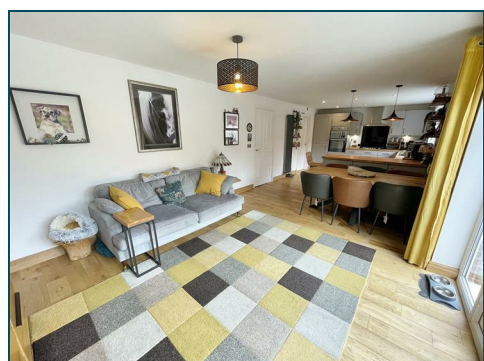
**En-suite Shower Room 4'8" x 6'11" (1.42m x 2.12m)**

**Bedroom Two 11'8" x 10'1" (3.55m x 3.08m)**

**En-suite Shower Room 6'6" x 4'8" (1.97m x 1.43m)**

**Bedroom Three 11'5" x 9'3" (3.49m x 2.81m)**

**Bedroom Four 8'4" x 8'8" (2.53m x 2.64m)**



**Bedroom Five 6'9" x 9'2" (2.05m x 2.79m)**

**Bathroom 6'5" x 5'8" (1.96m x 1.72m)**

## **EXTERNAL**

**Garage 32'8" x 8'7" (9.96m x 2.62m)**

## **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**

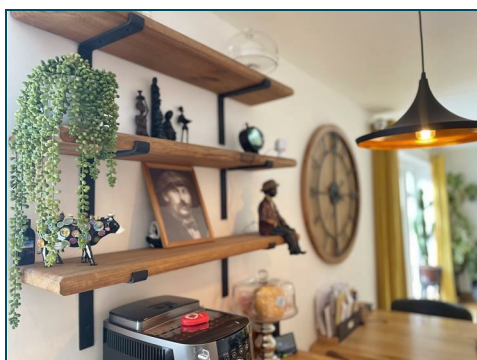
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

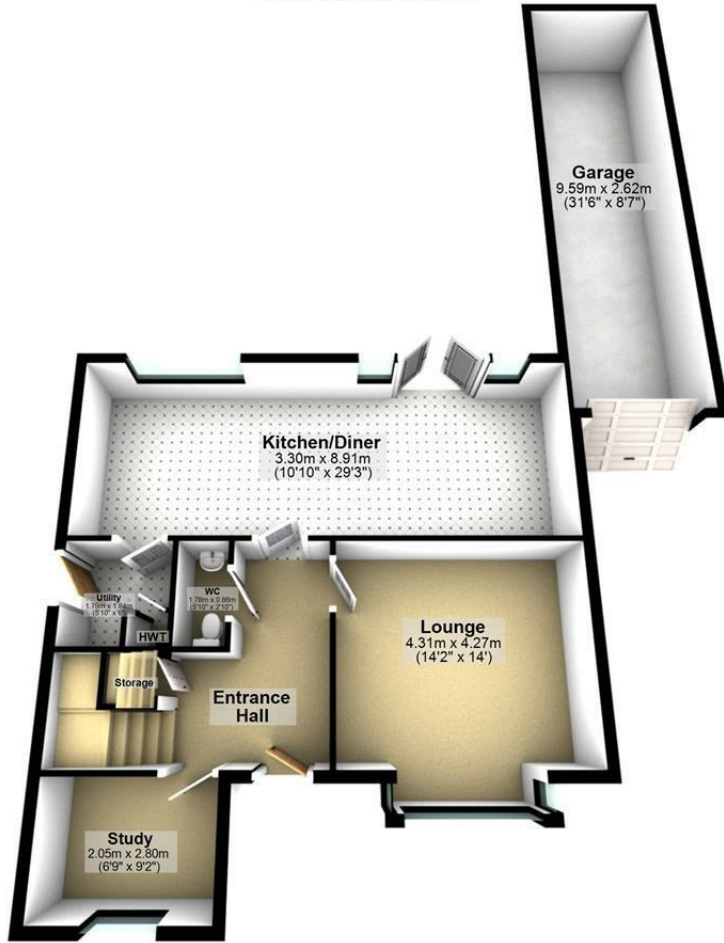
## **WINDOWS**

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



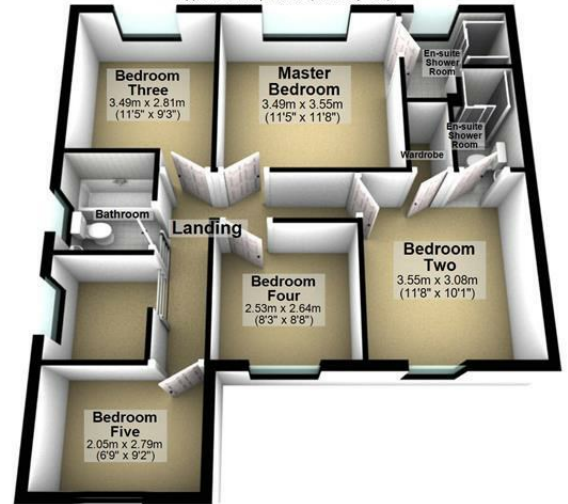
### Ground Floor

Approx. 94.9 sq. metres (1021.8 sq. feet)




### First Floor

Approx. 67.9 sq. metres (731.2 sq. feet)



Total area: approx. 162.9 sq. metres (1753.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>80</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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



  
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