



22 The Haven, Selby, YO8 8BJ

Mid-Terrace Townhouse | Three Double Bedrooms | No Onward Chain | Driveway Parking | Integral Garage | Utility Room | Popular Location | Viewing Highly Recommended

- Mid-Terrace Townhouse
- Gas Central Heating
- Council Tax Band - C
- Ideal For First Time Buyers
- Three Double Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking With Integral Garage
- EPC Rating - TBC
- Popular Location

£180,000

Jigsaw Move are pleased to welcome you to The Haven, a charming townhouse located in the heart of Selby. This delightful property, built in 2005, offers a modern living experience across three well-designed floors, providing ample space for families or those seeking a comfortable home. With a total of three bedrooms and three bathrooms, this townhouse is designed to accommodate modern living. The property spans approximately 11533 square feet, providing a comfortable and functional layout.

As you enter, the property also features a convenient shower room, which is ideally situated next to the third bedroom, making it perfect for guests or family members. The utility room adds to the practicality of the home, ensuring that daily chores are easily managed.

On the first floor you are greeted by a spacious reception room that serves as the perfect setting for relaxation or entertaining guests. The kitchen is well-suited for culinary enthusiasts, while the lounge offers a comfortable space to unwind after a long day.

The second floor boasts two generously sized bedrooms, including a master suite complete with an en-suite bathroom, offering a private retreat for the homeowners. The second bedroom on this level is versatile and can be used as a guest room, study, or playroom, depending on your needs.

Parking is a breeze with space for a vehicle, with an integral garage that provides additional storage options, a valuable feature in this desirable area. Furthermore, the absence of an onward chain means you can move in without delay, making this an ideal opportunity for those looking to settle in quickly.

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 desirable location, The Haven is not just a house; it is a place where you can create lasting memories. With its contemporary design, convenient amenities, and prime location, this property is a must-see for anyone seeking a lovely home in Selby.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Bedroom Three 9'2" x 8'1" (2.80m x 2.47m)

Utility 5'6" x 6'3" (1.67m x 1.91m)

Shower Room 9'8" x 2'9" (2.94m x 0.84m)

FIRST FLOOR ACCOMMODATION

Landing

Lounge 13'7" x 14'9" (4.14m x 4.50m)

Kitchen 11'10" x 7'11" (3.61m x 2.42m)

SECOND FLOOR ACCOMMODATION

Landing

Bedroom One 14'7" x 8'10" (4.44m x 2.70m)

En-suite 5'3" x 5'7" (1.61m x 1.71m)

Bedroom Two 11'6" x 11'2" (3.51m x 3.41m)

Family Bathroom

EXTERNAL



Garage 16'11" x 8'1" (5.15m x 2.47m)

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

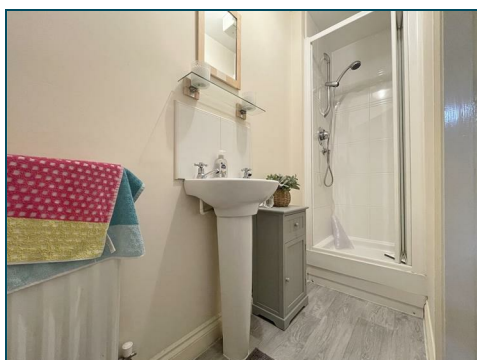
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

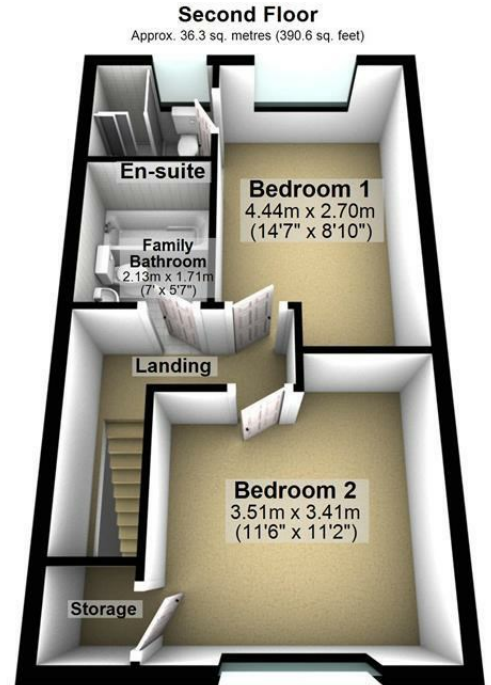
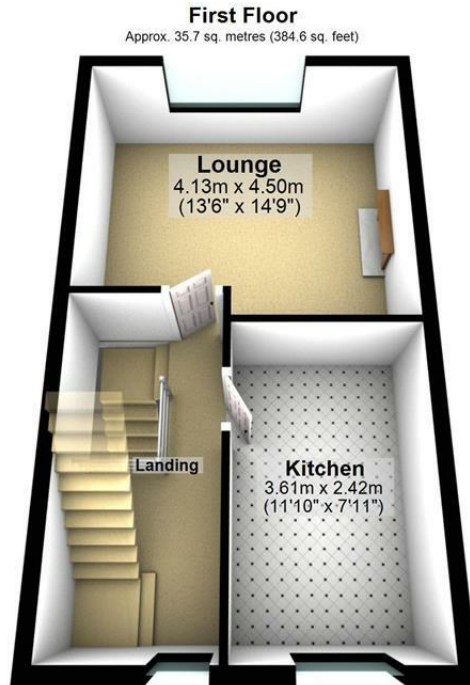
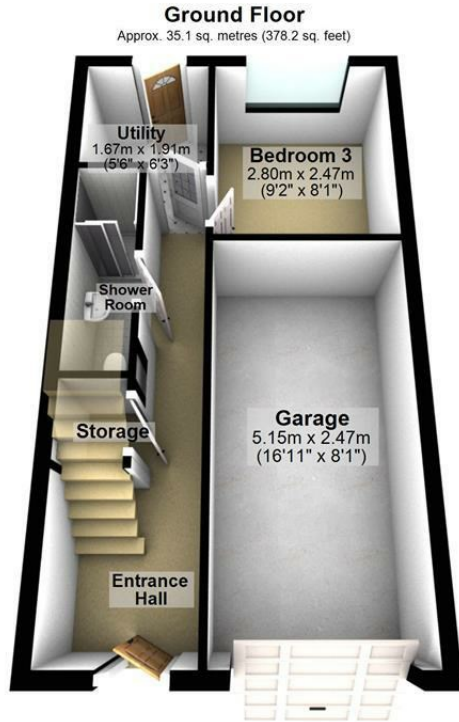
VIEWINGS

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. 107.1 sq. metres (1153.3 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 (CO ₂) 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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