



55 Brook Street, Selby, YO8 4AL

Mid-Terrace Property | Three Double Bedrooms | No Onward Chain | Potential To Have A Bedroom Four/Nursery Or Dressing Room | Close To Town Location | Viewing Highly Recommended

- Terraced Property
- Gas Central Heating
- Council Tax Band - B
- Close To Town Location
- Three Bedroom With Potential Of Four
- Freehold Property
- No Onward Chain
- On Street Parking
- EPC Rating - D
- Ideal Family Home

Offers Over £225,000

Jigsaw Move are pleased to present this delightful mid-terrace house, built in 1900, nestled on the charming Brook Street in Selby. The property offers a perfect blend of character and modern living. With its rich history and timeless appeal, this property is an excellent opportunity for those seeking a home with both space and comfort.

As you enter the home boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining. These inviting areas are perfect for family gatherings or quiet evenings in. The well-maintained rear garden is a true gem, offering a tranquil outdoor space for gardening enthusiasts or a safe play area for children.

Additionally, the property features a utility room, enhancing practicality and convenience in daily life. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The potential for a dressing room or a fourth bedroom/nursery adds versatility to the layout, catering to various lifestyle needs.

The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

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.

In summary, this mid-terrace house on Brook Street is a wonderful opportunity for anyone looking to invest in a property with character and convenience. With its spacious reception rooms, three bedrooms, and a prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming house your new home.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 11'1" x 13'0" (3.38m x 3.95m)

Dining Room 11'3" x 10'4" (3.44m x 3.16m)

Kitchen 13'11" x 8'11" (4.24m x 2.72m)

Utility 3'5" x 8'11" (1.05m x 2.72m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 11'2" x 10'4" (3.40m x 3.14m)

Bedroom Two 11'3" x 10'4" (3.44m x 3.14m)

Bedroom Three 11'9" x 9'1" (3.59m x 2.78m)

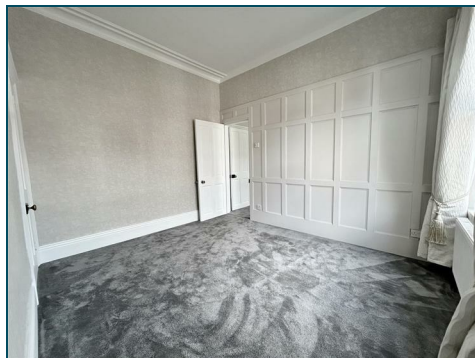
Bedroom Four/Dressing Room 11'2" x 5'4" (3.41m x 1.63m)

Family Bathroom 6'2" x 6'2" (1.87m 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

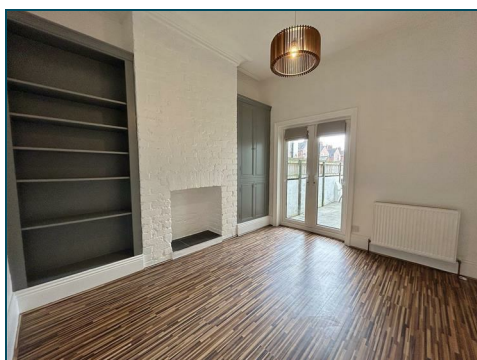
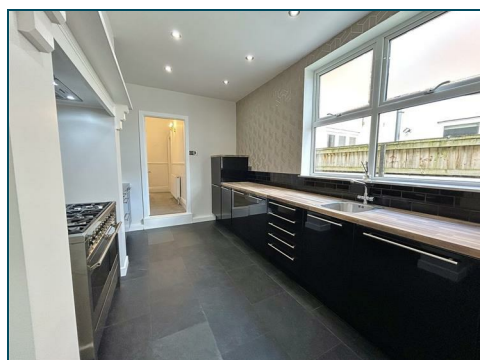
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

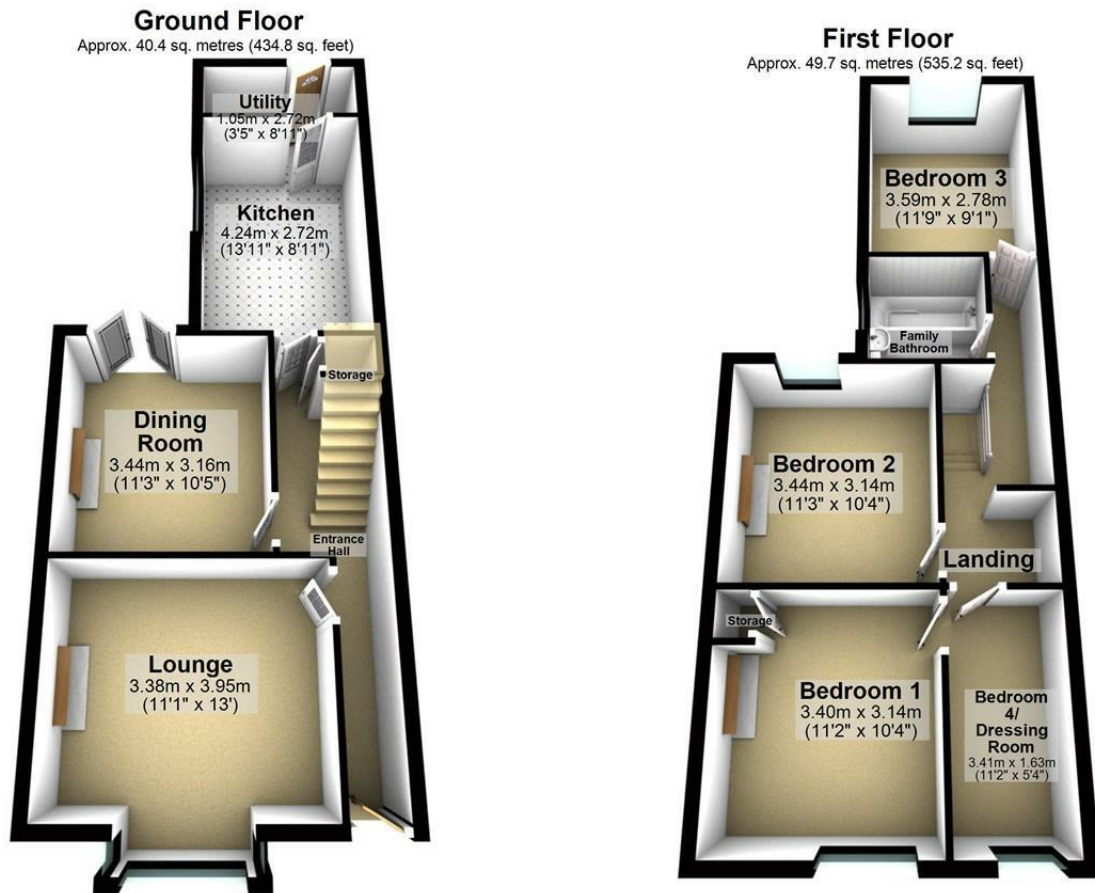
VIEWINGS

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.

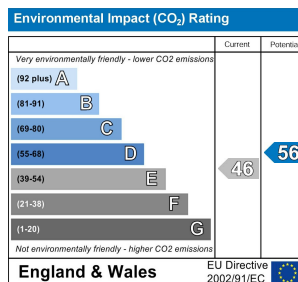
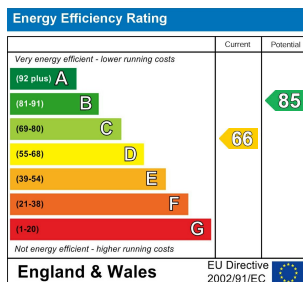
WINDOWS

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





Total area: approx. 90.1 sq. metres (970.0 sq. feet)



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