



34 The Laurels, Barlby, Selby, YO8 5LW

PUBLIC NOTICE Jigsaw Move are now in receipt of an offer for the sum of £205,000 for 34 The Laurels, Barlby, YO8 5LW. Anyone wishing to place an offer on this property should contact Jigsaw Move, 11 Finkle Street, Selby, YO8 4DT – 01757 241123 before exchange of contracts.

No Onward Chain | Cash Buyers Only | Four Bedrooms Semi-Detached Property | WC | Driveway Parking | Detached Garage

- Semi-Detached Three Storey Property
- Gas Central Heating
- Council Tax Band - C
- Cash Buyers Only
- Four Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking with Garage
- EPC Rating - C
- Popular Village Location

£200,000

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Jigsaw Move are pleased to present this semi-detached three storey house nestled in the charming area of The Laurels, Barlby. The property presents an excellent opportunity for cash buyers seeking a spacious family home. The property boasts four well-proportioned bedrooms, making it ideal for families or those in need of extra space.

Upon entering, you are welcomed into a generous lounge that flows seamlessly into the kitchen diner, perfect for both entertaining guests and enjoying family meals. The ground floor also features a convenient WC, adding to the practicality of the layout.

The property offers easy access to the decent-sized rear garden through patio doors in the kitchen diner, allowing for seamless indoor-outdoor living. This outdoor space is perfect for children to play or for hosting summer gatherings with friends and family.

Ascending to the first floor, you will find three comfortable bedrooms, complemented by a family bathroom that caters to the needs of the household. The top floor is dedicated solely to the master bedroom, which includes an en-suite shower room, providing a private retreat for relaxation.

Outside, the property offers driveway parking for a vehicle, along with a detached garage, ensuring ample space for storage or additional parking. The surrounding area is peaceful and family-friendly, making it a delightful place to call home. As a cash buyers only property, it presents a unique opportunity for those looking to move quickly, as there is no onward chain to consider.

The property is situated within the desirable village of 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 friendly neighbourhood, this property is well-positioned for local amenities, schools, and transport links, making it a fantastic choice for families. If you are searching for a spacious and inviting home in Barlby, this semi-detached house at The Laurels is not to be missed.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 14'10" x 12'9" (4.51m x 3.88m)

Kitchen/Diner 9'3" x 16'2" (2.82m x 4.92m)

WC 6'5" x 2'6" (1.96m x 0.77m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom Two 13'7" x 10'0" (4.14m x 3.05m)

Bedroom Three 10'9" x 9'2" (3.28m x 2.79m)

Study 5'10" x 6'11" (1.79m x 2.10m)

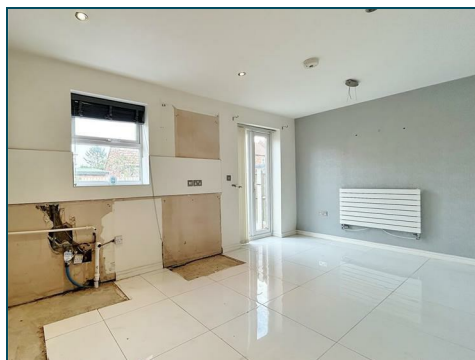
Bathroom 5'9" x 5'10" (1.77m x 1.79m)

SECOND FLOOR ACCOMMODATION

Landing

Bedroom One 16'2" x 12'9" (4.94m x 3.88m)

EXTERNAL



ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

info@jigsawmove.co.uk

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

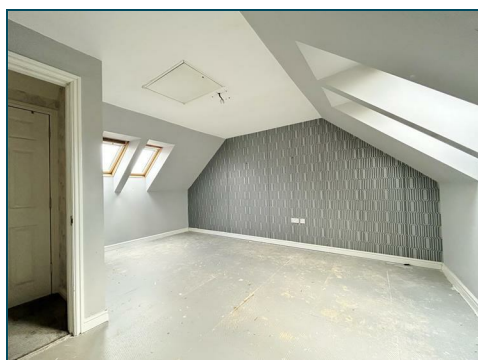
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important 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.

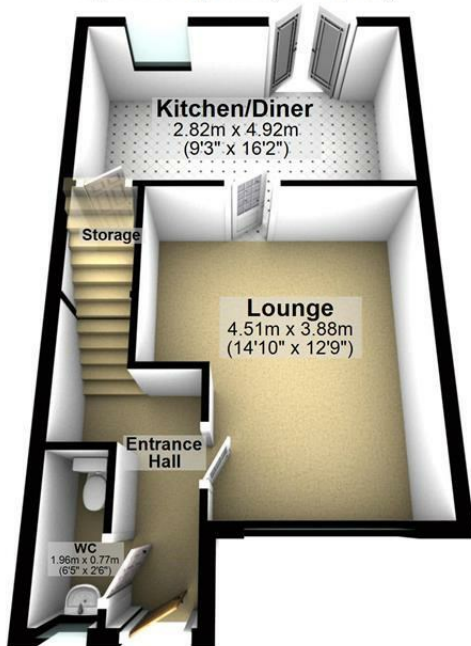
PLEASE NOTE

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order ****



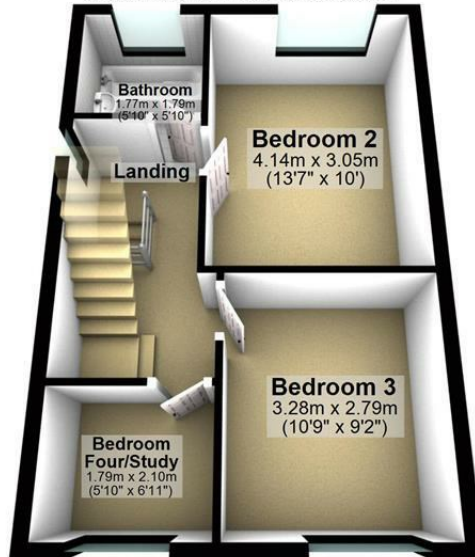
Ground Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



Second Floor

Approx. 24.2 sq. metres (260.3 sq. feet)



Total area: approx. 100.4 sq. metres (1080.8 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			
77		87	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



safeagent

11 Finkle Street, Selby, North Yorkshire, YO8 4DT

info@jigsawmove.co.uk | www.jigsawmove.co.uk | info@jigsawletting.co.uk | www.jigsawletting.co.uk

Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227

