



## 132 Ousegate, Selby, YO8 8BL

No Onward Chain | Three Storey Mid-Terrace Property | Four Bedrooms | Multiple Reception Rooms | Driveway Parking | Close To Town Location | Viewing Highly Recommended

- Three Storey Mid-Terrace Property
- Gas Central Heating
- Council Tax Band - C
- Ideal Family Home
- Four Bedrooms
- Freehold Property
- No Onward Chain
- Allocated Off Street Parking
- EPC Rating - C
- Multiple Reception Rooms

**£180,000**

Jigsaw Move are pleased to present this mid-terraced house nestled in the charming area of Ousegate, Selby. The property offers a perfect blend of modern living and spacious comfort. Built in 2005, the property spans three well-designed floors, providing ample room for families or those seeking extra space.

Upon entering, you are greeted by a welcoming kitchen diner, ideal for family meals and entertaining guests. Adjacent to this, a snug/dining room presents the potential to serve as a fifth bedroom, catering to your specific needs. A convenient ground floor WC adds to the practicality of the layout.

Moving to the first floor, you will find a bright and airy lounge, perfect for relaxation, alongside two well-proportioned bedrooms and a shower room. The second floor is dedicated to comfort and privacy, featuring a family bathroom and two further bedrooms, including the master suite with its own en-suite bathroom.

The property features both front and rear gardens, allowing for outdoor enjoyment and potential for personalisation. Additionally, there is allocated off-street parking for two vehicles, ensuring ease of access. The absence of an onward chain simplifies the buying process, making it an attractive option for prospective homeowners.

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.

While the property is sold as seen, it presents an excellent opportunity for slight upgrades, allowing you to tailor the space to your taste. This home is not just a property; it is a canvas for your vision. With its prime location and spacious interiors, this terraced house in Ousegate is a must-see for anyone looking to settle in a vibrant community. Whether you are a growing family or seeking a versatile living space, this property is sure to impress. Don't miss the chance to view this wonderful home.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

**Kitchen/Diner 11'11" x 13'8" (3.62m x 4.17m)**

**Bedroom 5/Dining Room 12'7" x 9'6" (3.84m x 2.89m)**

**WC 3'1" x 7'0" (0.95m x 2.13m)**

## FIRST FLOOR ACCOMMODATION

### Landing

**Lounge 12'6" x 13'8" (3.82m x 4.17m)**

**Bedroom Three 10'11" x 6'6" (3.34m x 1.98m)**

**Bedroom Four 9'11" x 6'2" (3.03m x 1.89m)**

**Shower Room 4'0" x 6'6" (1.23m x 1.98m)**

## SECOND FLOOR ACCOMMODATION

### Landing

**Bedroom One 11'2" x 13'8" (3.41m x 4.17m)**

**En-suite 5'5" x 7'1" (1.65m x 2.15m)**

**Bedroom Two 9'11" x 13'8" (3.03m x 4.17m)**



## Bathroom 6'5" x 7'1" (1.95m x 2.15m)

### 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 Chancery 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.

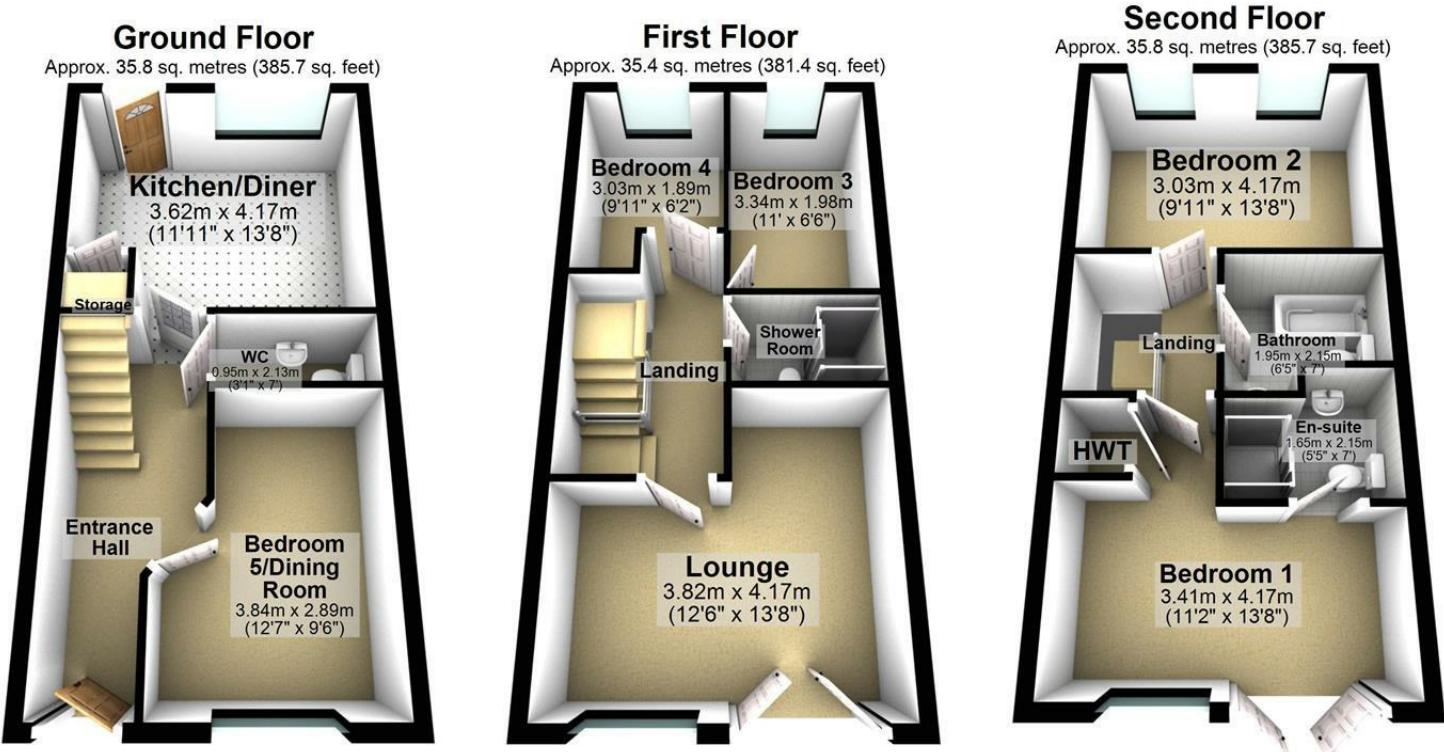
### VIEWINGS

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.

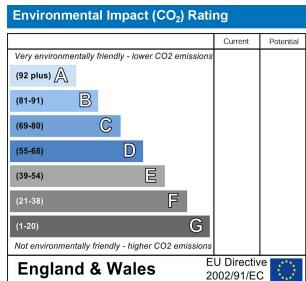
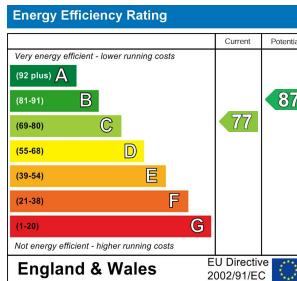
### WINDOWS

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





Total area: approx. 107.1 sq. metres (1152.9 sq. feet)



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

