



4 Holme View, Selby, YO8 3AG

Beautiful Four Bedroom Detached In Popular Estate | Open Views To The Front | Two Ensuites & Downstairs WC | Garage & Driveway Parking | Two Reception Rooms | Viewing Is Highly Recommended To Appreciate What This Property Has To Offer

- Attractive Detached Property With Open Views
- Freehold
- Council Tax Band - D
- Property Not To Be Missed!
- Four Bedrooms, Of Which Two Boast Ensuites
- Gas Central Heating
- Close To Local Amenities
- Garage & Driveway Parking
- EPC - C
- Popular & Sought After Estate

Offers Over £350,000

Jigsaw Move are pleased to welcome to this stunning detached house located in the desirable area of Holme View, Selby. This modern property, built in 2016, offers a generous living space of 1,416 square feet, making it an ideal family home. With four spacious bedrooms, including two with en-suite bathrooms, this residence ensures comfort and privacy for all family members.

As you enter, you will find two well-appointed reception rooms, connected by glass double doors for a seamless integration, is perfect for entertaining guests or enjoying quiet family evenings. The contemporary design is complemented by an abundance of natural light, creating a warm and inviting atmosphere throughout the home. The property also features a family bathroom and an additional WC, providing ample facilities for busy households.

The exterior of the property boasts open views to the front, enhancing the sense of space and tranquillity. For those with vehicles, there is convenient parking available, including a garage and driveway space for two.

Situated close to the town centre, this home offers easy access to local amenities, shops, and schools, making it a practical choice for families and professionals alike.

In summary, this four-bedroom detached house in Holme View is a perfect blend of modern living and convenience, offering a comfortable lifestyle in a sought-after location. Don't miss the opportunity to make this exceptional property your new home.

GROUND FLOOR ACCOMMODATION

Entrance Hall 9'0" x 6'0" (2.75m x 1.82m)

Lounge 15'3" x 11'1" (4.66m x 3.38m)

Dining Room 13'8" x 6'7" (4.17m x 2.00m)

Kitchen 13'8" x 10'5" (4.17m x 3.18m)

Utility 10'1" x 5'5" (3.07m x 1.66m)

WC 3'3" x 5'5" (1.00m x 1.66m)

Garage 16'8" x 8'10" (5.09m x 2.68m)

FIRST FLOOR ACCOMMODATION

Landing 7'2" x 6'10" (2.19m x 2.08m)

Bedroom One

En-suite 7'0" x 5'3" (2.14m x 1.60m)

Bedroom Two 11'3" x 8'10" (3.42m x 2.68m)

En-suite 5'1" x 6'8" (1.56m x 2.02m)

Bedroom Three 10'0" x 10'3" (3.04m x 3.12m)

Bedroom Four 9'9" x 9'0" (2.96m x 2.75m)

Bathroom 6'2" x 6'10" (1.89m x 2.08m)

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.

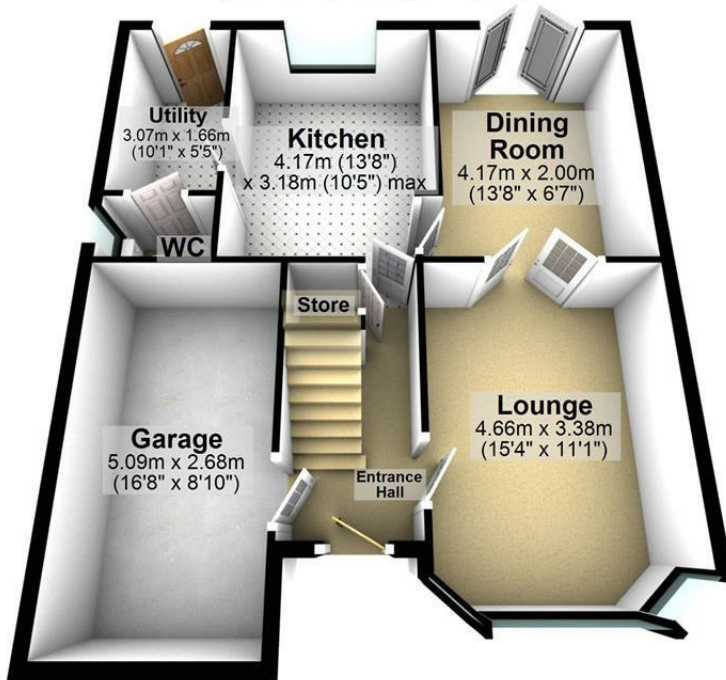
WINDOWS

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



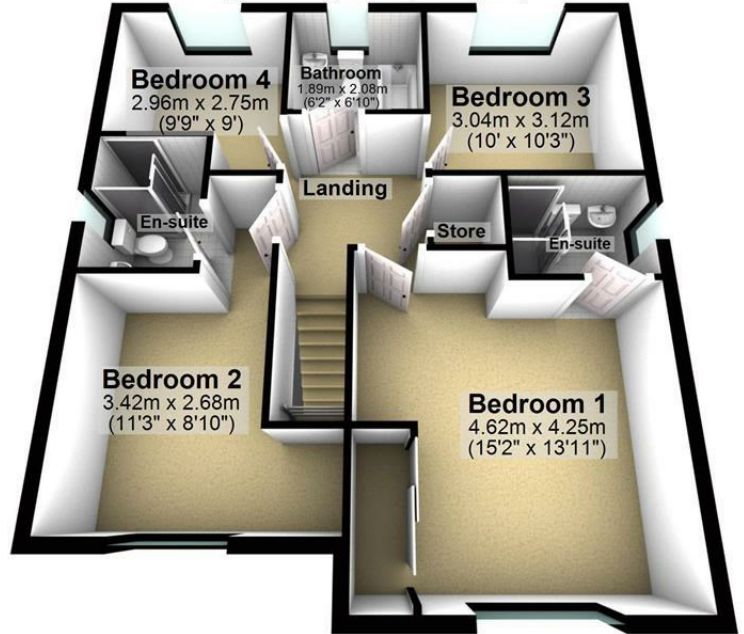
Ground Floor

Approx. 64.5 sq. metres (694.4 sq. feet)



First Floor

Approx. 67.1 sq. metres (721.9 sq. feet)



Total area: approx. 131.6 sq. metres (1416.3 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		
EU Directive 2002/91/EC		

England & Wales

Environmental Impact (CO₂) 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		
EU Directive 2002/91/EC		

England & Wales



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