



7 Chestnut Way, Selby, YO8 8RG

Detached Property | Three Bedroom | Driveway Parking | Detached Garage | Master Bedroom With En-Suite | Multiple Reception Rooms | Popular Staynor Hall Development | Viewing Highly Recommended

- Detached Property
- Gas Central Heating
- Council Tax Band - D
- Popular Staynor Hall Location
- Three Bedrooms
- Freehold Property
- Multiple Reception Rooms
- Driveway Parking With Detached Garage
- EPC Rating - C
- Master Bedroom With En-Suite

Asking Price £285,000

Jigsaw Move are pleased to present this delightful detached house nestled in the charming area of Chestnut Way, Staynor Hall, Selby. The property offers a perfect blend of comfort and modern living. Built in 2007, the property spans an impressive 1,216 square feet, providing ample space for families or those seeking a little extra room to breathe.

Upon entering, you are greeted by three inviting reception rooms, ideal for both relaxation and entertaining including a spacious lounge that serves as the heart of the home. The lounge features patio doors that seamlessly connect to a lovely conservatory, allowing natural light to flood the space and offering a tranquil view of the rear garden. This conservatory is an ideal spot for relaxation or entertaining guests, creating a warm and welcoming atmosphere. The separate dining room enhances the home's functionality, making it perfect for family meals or hosting dinner parties. The well-appointed kitchen complements the living spaces, ensuring that culinary enthusiasts will feel right at home.

The rear garden is a delightful outdoor space, perfect for enjoying sunny days or hosting gatherings. With its well-thought-out layout and contemporary design, this home is not only functional but also aesthetically pleasing.

The property boasts three well-proportioned bedrooms, including a master suite that benefits from its own en-suite bathroom, ensuring privacy and convenience. The family bathroom is thoughtfully designed, featuring a shower and a corner bath, while a convenient WC is located downstairs for guests.

Additional features include a detached garage and driveway parking, providing secure storage and easy access for vehicles. This home is not only practical but also offers a warm and welcoming atmosphere, making it an ideal choice for those looking to settle in a friendly community.

The property is situated within the desirable development of Staynor Hall which is popular among families with due to its close proximity to local amenities, primary school and walking distance to Selby Town Centre. Staynor Hall is also an ideal location for commuters due to its access links to all major networks making it perfect for those travelling to York, Leeds and Hull.

Chestnut Way is situated in a friendly neighbourhood, making it an excellent choice for families or anyone looking to settle in a peaceful community. With its combination of modern amenities and a welcoming environment, this property is a wonderful opportunity for those seeking a new home in Selby.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 15'7" x 10'7" (4.75m x 3.22m)

Conservatory 7'4" x 10'7" (2.23m x 3.22m)

Dining Room 9'3" x 8'2" (2.82m x 2.48m)

Kitchen 10'11" x 12'10" (3.34m x 3.91m)

WC 5'1" x 2'2" (1.56m x 0.67m)

Rear Hallway

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 15'1" x 8'4" (4.61m x 2.54m)

En-suite Shower Room 6'7" x 5'2" (2.00m x 1.57m)

Storage 5'5" x 4'0" (1.64m x 1.21m)

Bedroom Two 8'5" x 10'9" (2.56m x 3.28m)

Bedroom Three 6'6" x 10'9" (1.99m x 3.28m)

Family Bathroom 5'5" x 9'6" (1.65m x 2.89m)



EXTERNAL

Garage

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.

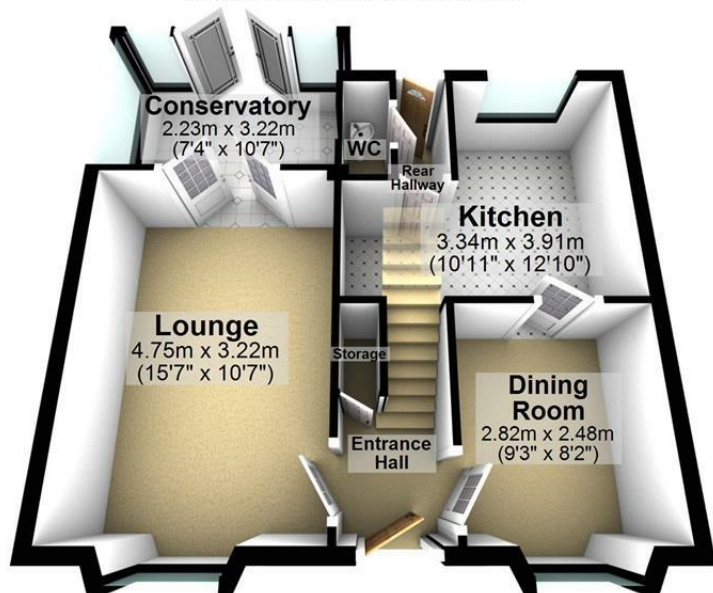
WINDOWS

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



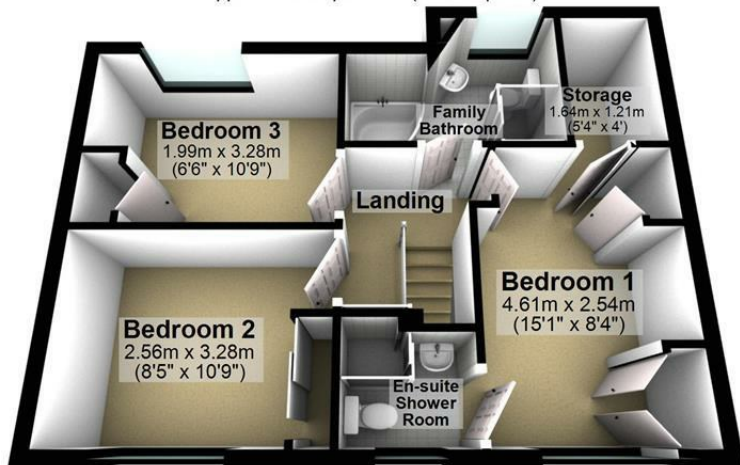
Ground Floor

Approx. 45.4 sq. metres (488.6 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.4 sq. feet)



Total area: approx. 86.2 sq. metres (928.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		74	
(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	




 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

