



## 7 John Street, Selby, YO8 5AJ

Mid-Terrace Property | Two Bedrooms | Loft Room With En-Suite | Multiple Reception Rooms | Study | Ideal For First Time Buyers | Viewing Highly Recommended

- Semi-Detached Property
- Gas Central Heating
- Council Tax Band - A
- Ideal For First Time Buyers
- Two Bedrooms
- Freehold Property
- Loft Room With En-Suite
- On Street Parking & Garage
- EPC Rating - D
- Multiple Reception Rooms & Study

**Offers Over £170,000**

Jigsaw Move are please to present this delightful mid-terrace house on John Street nestled in the charming town of Selby. The property offers a perfect blend of character and modern living. Built in 1900, the property boasts a generous 1,141 square feet of well-designed space, making it an ideal choice for first-time buyers seeking a comfortable home.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and welcoming, allowing for a seamless flow between the living areas.

The property features two spacious bedrooms, ensuring a restful retreat at the end of the day. The well-appointed bathroom caters to all your needs, while the added loft room with an en-suite offers a versatile space.

For those who require a dedicated workspace, the study provides a quiet environment to focus and be productive. Additionally, a garage at the back of the property offers extra storage or the potential for a workshop. Also, to the rear of the property, there is a lovely outside garden space which presents an opportunity for outdoor enjoyment, whether it be for gardening, al fresco dining, or simply unwinding in the fresh air.

This home is not only a wonderful opportunity for first-time buyers but also a chance to own a piece of Selby's history. With its charming features and convenient location, this property is sure to attract those looking for a blend of comfort and practicality. Don't miss the chance to make this lovely house your new home.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

Lounge 13'11" x 12'10" (4.25m x 3.92m)

Kitchen 12'0" x 5'10" (3.66m x 1.78m)

Dining Room 12'0" x 9'8" (3.66m x 2.94m)

## FIRST FLOOR ACCOMMODATION

### Landing

Bedroom One 13'10" x 9'5" (4.22m x 2.86m)

Bedroom Two 12'0" x 8'10" (3.67m x 2.68m)

Bathroom 8'5" x 6'9" (2.56m x 2.06m)

Study 5'0" x 6'2" (1.53m x 1.89m)

## SECOND FLOOR ACCOMMODATION

Loft Room 21'10" x 13'7" (6.66m x 4.14m)

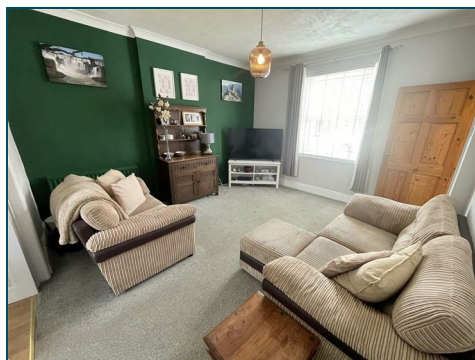
En-suite 4'0" x 6'5" (1.22m x 1.96m)

## EXTERNAL

Garage 15'11" x 8'3" (4.87m x 2.53m)

## 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

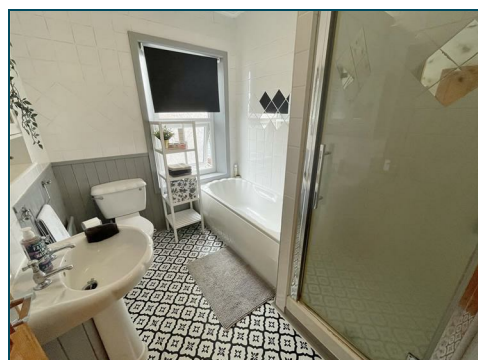
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

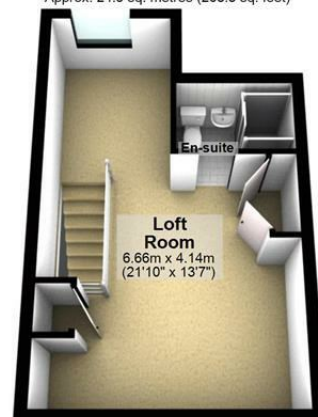
Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



Approx. 50.0 sq. metres (538.1 sq. feet)



Approx. 24.9 sq. metres (268.5 sq. feet)



**Energy Efficiency Rating**

| 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 |         |           |

Current: 81  
Potential: 56

**Environmental Impact (CO<sub>2</sub>) Rating**

| Rating                                                          | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |

Current: 81  
Potential: 56

