



## 4 Church View Howden Road, Barlby, Selby, YO8 5BU

Semi-Detached Property | Three Bedrooms | Driveway Parking | Modern Throughout | Ideal For First Time Buyers | Ideal Village Location | Viewing Highly Recommended

- Semi-Detached Property
- Freehold Property
- Council Tax Band - C
- Popular Village Location
- Three Bedrooms
- Gas Central Heating
- Ideal For First Time Buyers
- Double Driveway Parking
- EPC Rating - C
- Modern Throughout

**£220,000**

Jigsaw Move are pleased to this delightful semi-detached house nestled on Howden Road in the charming village of Barlby, Selby. The property presents an excellent opportunity for first-time buyers seeking a modern and comfortable home. Built in 2016, this new build property boasts a contemporary design and is finished to a high standard throughout.

Spanning an impressive 749.7 square feet, the house features a spacious lounge that is perfect for relaxation and entertaining. The large lounge is enhanced by patio doors that open into the rear garden, allowing for an abundance of natural light and a seamless connection to outdoor living.

The property comprises three well-proportioned bedrooms, providing ample space for family or guests. The modern bathroom is designed with both style and functionality in mind, ensuring a pleasant experience for all. Additionally, the convenience of a downstairs WC adds to the practicality of the home.

For those with vehicles, the property includes driveway parking, making it easy to come and go. The garden offers a lovely space for outdoor activities or simply enjoying the fresh air.

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.

This semi-detached house is an ideal choice for anyone looking to step onto the property ladder in a desirable area. With its modern features and inviting atmosphere, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

Lounge 10'9" x 14'7" (3.28m x 4.45m)

Kitchen/Dining Room 14'7" x 11'8" (4.44m x 3.56m)

### WC

## FIRST FLOOR ACCOMMODATION

### Landing

Bedroom One 14'8" x 7'9" (4.46m x 2.35m)

Bedroom Two 10'9" x 7'9" (3.28m x 2.35m)

Bedroom Three 9'6" x 6'7" (2.90m x 2.00m)

Bathroom 6'5" x 6'7" (1.95m x 2.00m)

## EXTERNAL

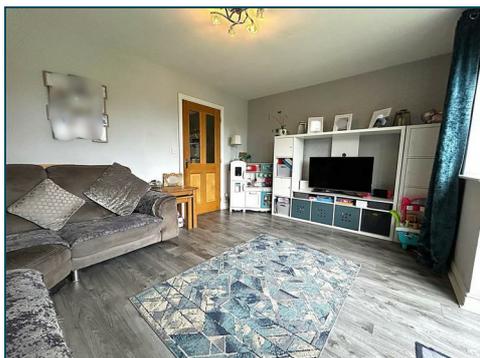
### ANTI-MONEY LAUNDERING (AML) CHECKS

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.

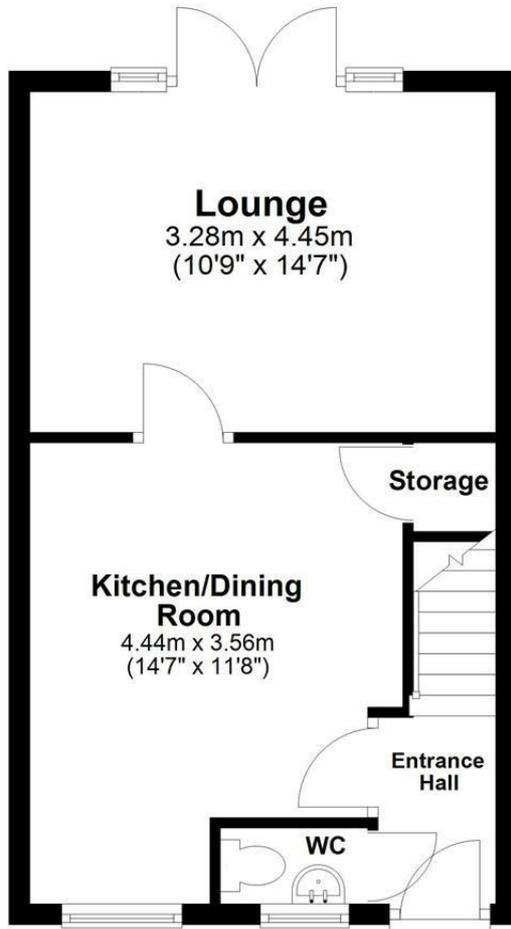
## WINDOWS

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



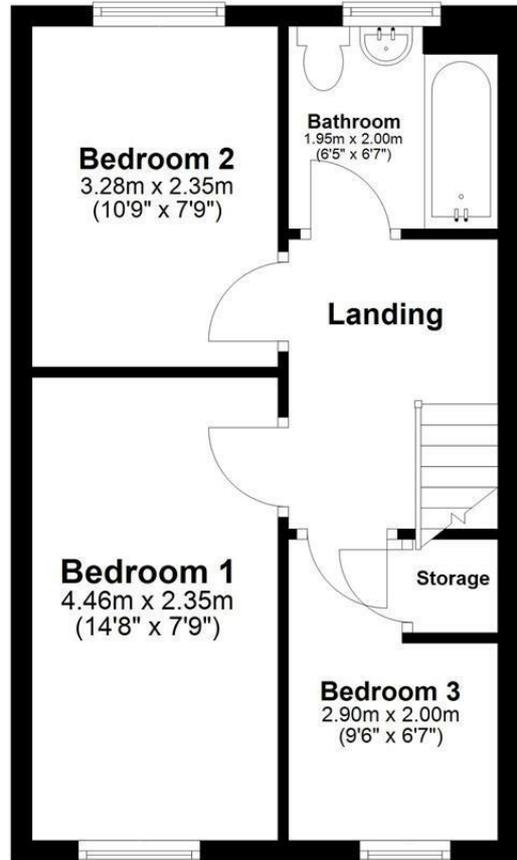
## Ground Floor

Approx. 34.8 sq. metres (374.2 sq. feet)



## First Floor

Approx. 34.9 sq. metres (375.5 sq. feet)



Total area: approx. 69.7 sq. metres (749.7 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			
England & Wales		77	90
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) 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			
England & Wales			
		EU Directive 2002/91/EC	



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