



12 Kitchener Street, Selby, YO8 4BU

Beautifully Presented Terraced Property | Three Bedrooms | No Onward Chain | Recently Renovated | On Street Parking | Close To Local Amenities | Viewing Highly Recommended

- Recently Renovated Terraced Property
- Gas Central Heating
- Council Tax Band - A
- Close To Town Location
- Three Bedrooms
- Freehold Property
- No Onward Chain
- On Street Parking
- EPC Rating - C
- New Kitchen & Bathroom

Asking Price £155,000

Jigsaw Move are pleased to welcome you to this charming mid-terrace house located on Kitchener Street in the heart of Selby. This delightful property, built in 1900, has been recently renovated to a high standard, making it an ideal choice for those seeking a modern yet characterful home.

Upon entering, you are welcomed into a cosy lounge that seamlessly opens into the dining room, creating an inviting atmosphere ideal for entertaining guests or enjoying family meals. The layout is both practical and appealing, providing a warm and inviting space for relaxation and entertaining.

The newly fitted kitchen is a highlight, designed with contemporary finishes and functionality in mind, making it a joy to cook and gather with loved ones. Additionally, the newly renovated bathroom offers a fresh and stylish retreat for your daily routines. The property has been thoughtfully decorated throughout, with new carpets adding a touch of luxury to each room.

The house features three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The easy-to-maintain rear yard offers a private outdoor space, perfect for enjoying a morning coffee or hosting summer barbecues.

Situated with on-street parking, this home provides easy access for residents and visitors alike. The absence of an onward chain means you can move in without delay, allowing for a smooth transition into your new abode.

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.

In summary, this mid-terrace house on Kitchener Street is a fantastic opportunity for anyone looking to settle in Selby. With its blend of modern amenities and classic charm, it is sure to appeal to a wide range of buyers. Don't miss the chance to view this lovely home.

GROUND FLOOR ACCOMMODATION

Lounge 9'1" x 12'9" (2.77m x 3.89m)

Dining Room 12'10" x 12'9" (3.91m x 3.89m)

Kitchen 9'7" x 7'2" (2.93m x 2.18m)

Bathroom 5'7" x 7'2" (1.70m x 2.18m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 9'2" x 12'10" (2.80m x 3.91m)

Bedroom Two 11'7" x 7'7" (3.53m x 2.31m)

Bedroom Three 8'4" x 7'5" (2.53m x 2.27m)

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

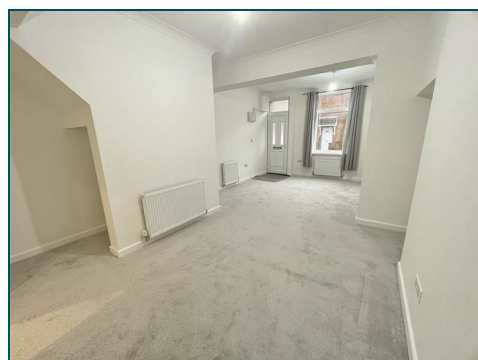
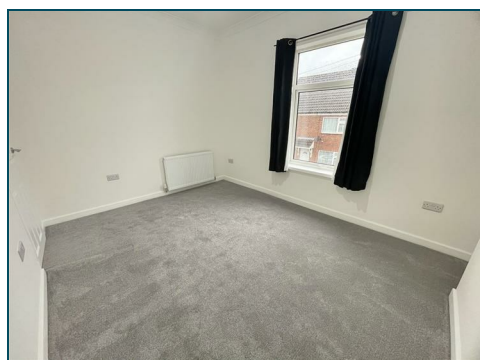
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

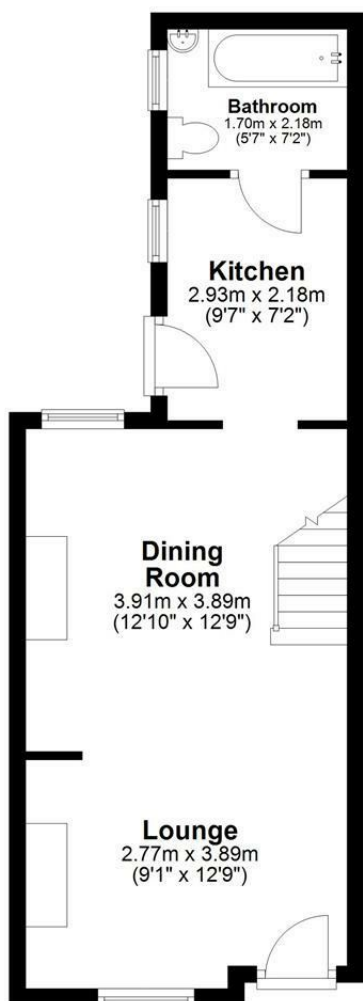
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

WINDOWS

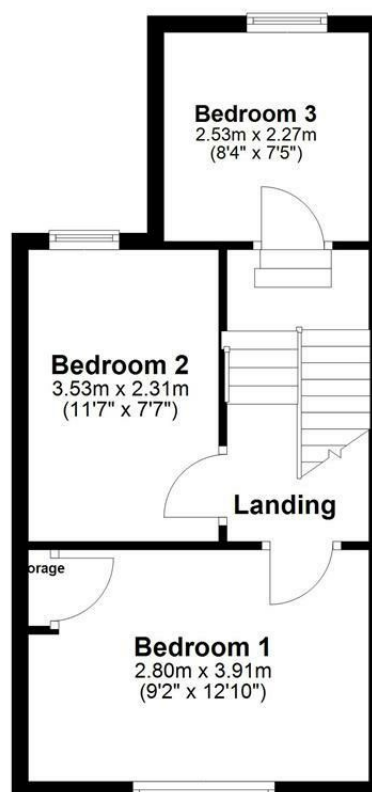
Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



Approx. 36.5 sq. metres (392.8 sq. feet)



Approx. 31.9 sq. metres (343.5 sq. feet)



Total area: approx. 68.4 sq. metres (736.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2012/27/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ 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



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