



## 15 Maple Tree Avenue, Barlby, Selby, YO8 5XP

Modern Detached Property | Four Bedrooms | Driveway Parking | Detached Garage | Sun Trap Rear Garden | Conservatory | En-Suite In Master Bedroom | Popular Village Location | Viewing Highly Recommended

- Modern Detached Property
- Gas Central Heating
- Council Tax Band - D
- Sun Trap Rear Garden
- Four Bedrooms
- Freehold Property
- En-Suite To Master Bedroom
- Driveway Parking & Detached Garage
- EPC Rating - C
- Conservatory

**£350,000**

Jigsaw Move are pleased to present this delightful detached house nestled on the charming Maple Tree Avenue in Barlby, Selby. The property offers a perfect blend of modern living and comfort.

Built in 1999, the property spans an impressive 1,326 square feet and features a spacious hall that leads into an inviting open-plan ground floor. The sitting area boasts a recently replaced log effect gas fire, creating a warm and welcoming atmosphere, while the laminate flooring throughout adds a contemporary touch. The current owner has also updated the cladding to the property within recent years.

The kitchen is a standout feature, designed in a stylish onyx grey and equipped with high-quality Neff appliances, including an oven, induction hob, extractor and microwave, alongside a Bosch fridge/freezer, washing machine, and dishwasher. A gas Vaillant boiler is discreetly housed within a tall kitchen unit, ensuring convenience and efficiency. The property also boasts a Hive central heating control system for added luxury.

The open-plan conservatory is a lovely addition, complete with lights, sockets, and a radiator, offering splendid views of the mature rear garden. The garage is equally impressive, featuring a double side door and an electric roller shutter, along with ample sockets and lights for added functionality.

This home has a beautifully presented rear garden, which bathes in sunlight throughout the day. This outdoor space is beautifully enhanced with security and decorative lights, a wooden gazebo on the decked area perfect for entertaining, and two sitting/play sheds that are negotiable with the asking price. The garden also features outside sockets, one conveniently located by the shed and another by the decked area. The outdoor space is perfect for enjoying summer barbecues, gardening, or simply unwinding in a tranquil setting.

Upstairs, you will find four generously sized bedrooms, all adorned with new carpets. The master bedroom includes an en-suite bathroom with a shower, toilet, and basin, while the main bathroom is equipped with a bath, ensuring ample facilities for family living which were replaced around three years ago.

Additionally, the property is equipped with an efficient alarm system, which is serviced annually and can be accessed remotely, providing peace of mind for homeowners. Practical features such as the airing cupboard on the landing, which houses an electric pump for the showers, further enhance the convenience of this lovely home.

This property is not just a house; is a true gem, offering a blend of space, style, and practicality, making it an ideal family home in a sought-after location. With its excellent location and thoughtful design, it presents an exceptional opportunity for those looking to settle in a welcoming community. Do not miss the chance to make this wonderful house your new home.

#### **GROUND FLOOR ACCOMMODATION**

**Entrance Hall 14'4" x 5'1" (4.38m x 1.54m)**

**Lounge/Dining Room 23'5" x 13'2" (7.15m x 4.01m)**

**Kitchen 8'9" x 11'1" (2.67m x 3.37m)**

**WC 6'9" x 2'7" (2.07m x 0.80m)**

**Conservatory 12'10" x 11'0" (3.93m x 3.36m)**

#### **FIRST FLOOR ACCOMMODATION**

**Landing**

**Bedroom One 13'0" x 11'11" (3.95m x 3.62m)**

**En-suite 3'3" x 8'10" (1.00m x 2.70m )**

**Bedroom Two 9'7" x 11'8" (2.93m x 3.55m)**

**Bedroom Three 6'9" x 9'6" (2.05m x 2.90m)**

**Bedroom Four 8'11" x 6'9" (2.71m x 2.07m)**

**Bathroom 5'6" x 6'1" (1.68m x 1.86m)**

#### **EXTERNAL**

**Garage 17'3" x 8'11" (5.28m x 2.73m)**



## 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.

## UTILITIES MATERIAL INFORMATION

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

Broadband – FTTP (fibre to the premises)

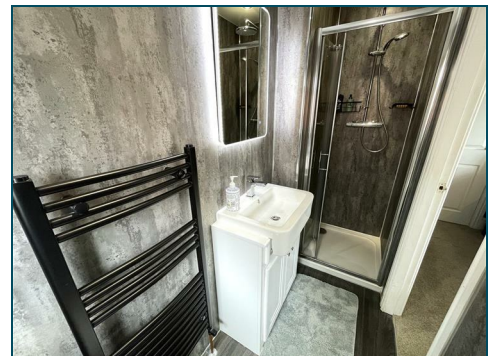
Mobile signal/coverage is good in this area

## 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.

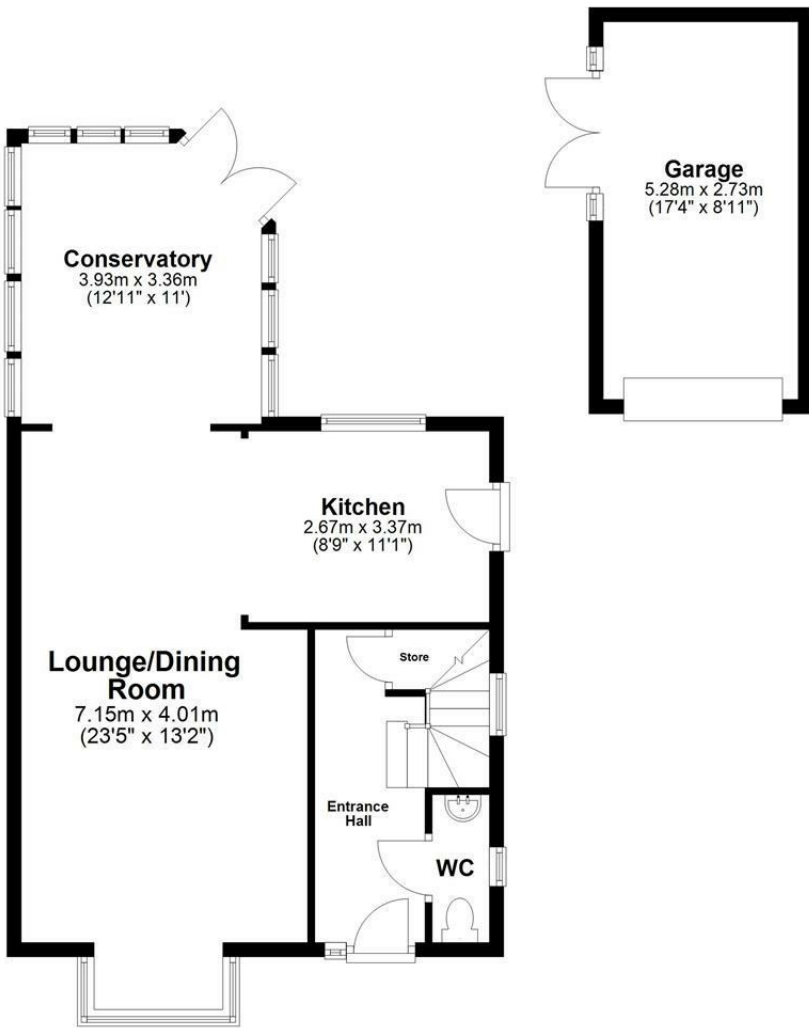
## WINDOWS

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



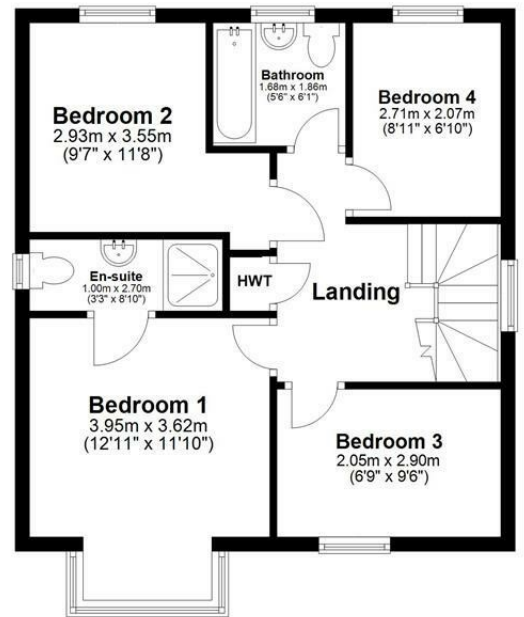
### Ground Floor

Approx. 74.9 sq. metres (805.8 sq. feet)



### First Floor

Approx. 48.3 sq. metres (520.0 sq. feet)



Total area: approx. 123.2 sq. metres (1325.9 sq. feet)

