6 Blackthorn Close, Selby, YO8 8FW

Semi-Detached Property | Three Bedrooms | Driveway Parking | En-Suite To Master Bedroom | Ideal Family Home | Popular Staynor Hall Location | Viewing Highly Recommended

- Beautifully Presented Semi-Detached House
- Gas Central Heating
- Council Tax Band - C
- Viewing Highly Recommended
- Three Bedrooms
- Freehold Property
- En-Suite To Master Bedroom
- Off Street Parking for Two Cars
- EPC Rating - C
- Sought After & Popular Estate

Offers In The Region Of £220,000

Jigsaw Move are pleased to welcome to this beautifully presented semi-detached house located on Blackthorn Close in the delightful town of Selby.

Upon entering, you are greeted by a large lounge that offers a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The heart of the home is undoubtedly the kitchen diner, which is designed with modern living in mind. With patio doors leading to the rear garden, this space seamlessly connects indoor and outdoor living, allowing for easy access to the beautifully presented garden.

This well-appointed property boasts three spacious bedrooms, making it an ideal home for families or those seeking extra space. The master bedroom features a convenient en-suite bathroom, providing a private retreat for relaxation. In addition to the generous living spaces, this property also includes a family bathroom, ensuring that all your needs are met.

The rear garden is a true highlight, featuring two patio areas that are perfect for alfresco dining or simply soaking up the sun. It is well-maintained, providing a lovely outdoor space for children to play or for hosting summer gatherings. Parking is a breeze with space for two vehicles, adding to the convenience of this lovely home.

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.

Situated in a peaceful neighbourhood, this property offers a perfect blend of comfort and practicality. With its excellent amenities and transport links nearby, Blackthorn Close is a wonderful place to call home. Don’t miss the opportunity to make this delightful house your own.

GROUND FLOOR ACOMMODATION

Entrance Hall

Lounge 14'3" x 11'8" (4.35m x 3.56m)

Kitchen/Diner 8'10" x 15'4" (2.69m x 4.67m)

WC 6'4" x 2'6" (1.92m x 0.77m)

FIRST FLOOR ACOMMODATION

Landing

Bedroom One 9'6" x 11'1" (2.90m x 3.39m)

En-suite 6'7" x 5'5" (2.00m x 1.65m)

Bedroom Two 7'7" x 9'1" (2.31m x 2.78m)

Bedroom Three 7'7" x 6'0" (2.32m x 1.84m)

Family Bathroom

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

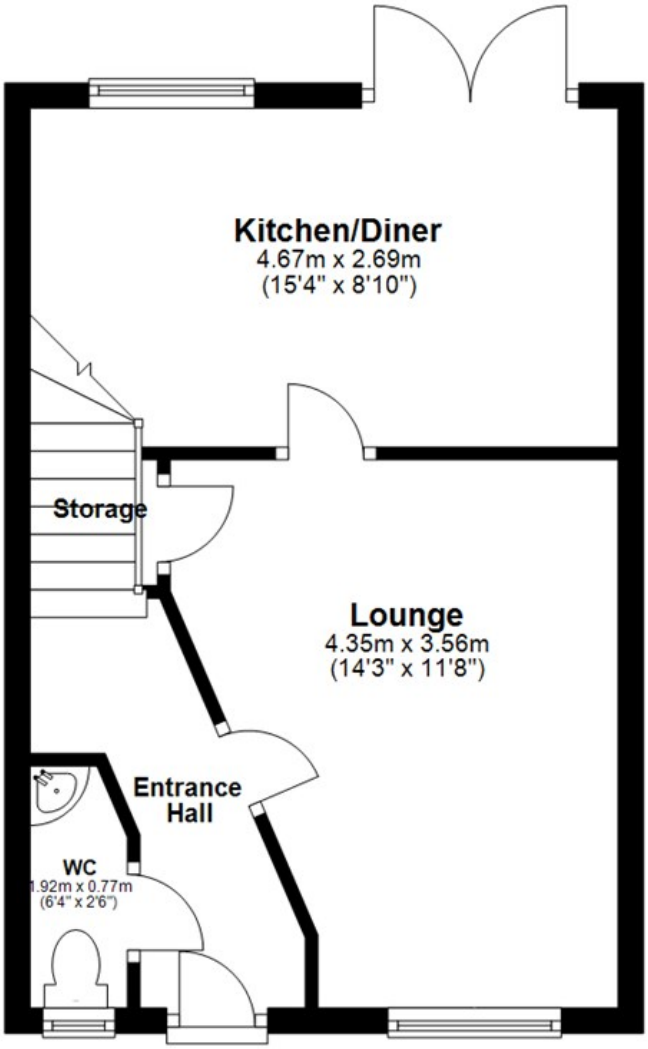
PROPERTY DETAILS
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars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

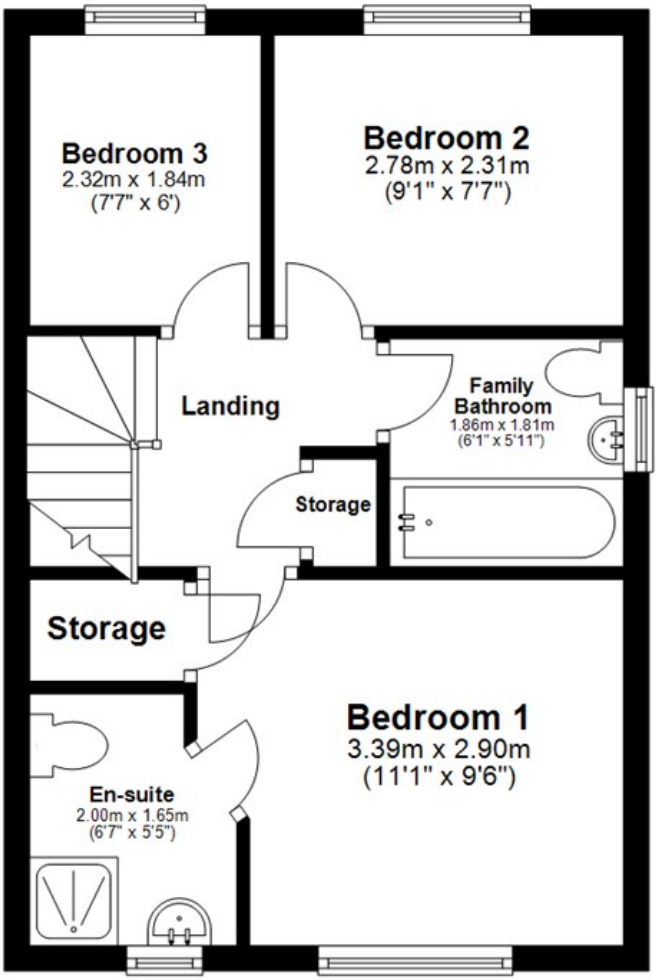
Ground Floor

Approx. 33.3 sq. metres (358.3 sq. feet)

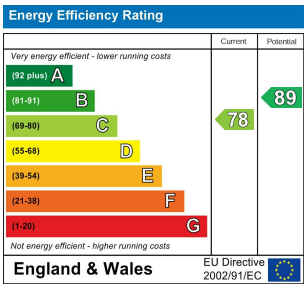


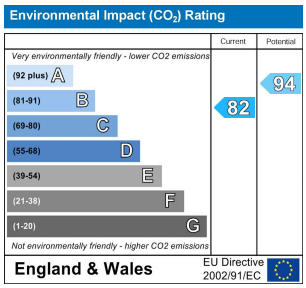
First Floor

Approx. 34.0 sq. metres (366.4 sq. feet)



Total area: approx. 67.3 sq. metres (724.7 sq. feet)





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