



## 16 Ryedale Way, Brayton, Selby, YO8 9BP

No Onward Chain | New Carpets And Decorated Throughout | Mid-Terrace Property | Two Bedrooms | Allocated Off Street Parking | Popular Location | Ideal For First Time Buyers | Viewing Highly Recommended

- No Onward Chain
- Gas Central Heating
- Council Tax Band - A
- Newly Decorated And Carpeted Throughout
- Two Bedrooms
- Freehold Property
- Mid Terrace Property
- Off Street Allocated Parking
- EPC Rating - D
- Ideal For First Time Buyers

**Offers In The Region Of £150,000**



Nestled in the charming area of Ryedale Way, Selby, this delightful mid-terrace house presents an excellent opportunity for first-time buyers or those seeking a cosy home. The property features two well-proportioned bedrooms, making it ideal for small families or individuals looking for extra space.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The property also boasts a modern bathroom, designed for comfort and convenience.

One of the standout features of this home is the allocated off-street parking, providing a rare advantage in this popular location. With no onward chain, the process of moving in can be swift and hassle-free, allowing you to settle into your new abode without delay.

The surrounding area of Selby is well-regarded for its community spirit and accessibility to local amenities, making it a desirable place to live. Whether you are looking to enjoy leisurely walks in nearby parks or take advantage of local shops and services, this location has much to offer.

In summary, this mid-terrace property on Ryedale Way is a fantastic opportunity for those seeking a comfortable and convenient home. With its appealing features and prime location, viewing is highly recommended to fully appreciate all that this property has to offer.

## **GROUND FLOOR ACCOMMODATION**

**Lounge 13'1" x 12'6" (4.00m x 3.82m)**

**Kitchen 8'0" x 12'6" (2.44m x 3.82m)**

## **FIRST FLOOR ACCOMMODATION**

**Landing**

**Bedroom One 11'9" x 12'6" (3.57m x 3.82m)**

**Bedroom Two 9'6" x 6'9" (2.89m x 2.05m)**

**Bathroom 6'4" x 5'4" (1.92m x 1.63m)**

## **EXTERNAL**

## **ANTI-MONEY LAUNDERING (AML) CHECKS**

In line with AML regulations, we use a third party ID checking company to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

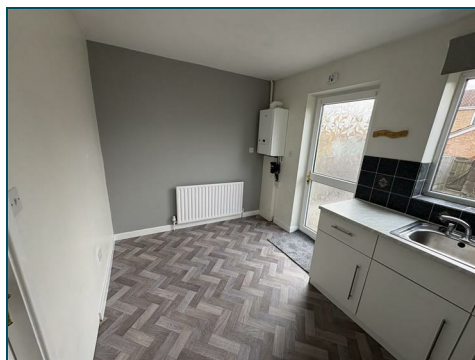
[info@jigsawmove.co.uk](mailto:info@jigsawmove.co.uk)

## **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.

## UTILITIES MATERIAL INFORMATION

Electricity supply – mains

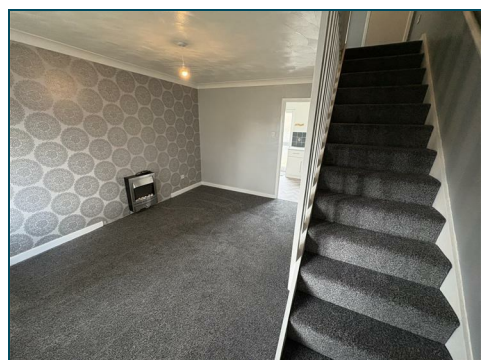
Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

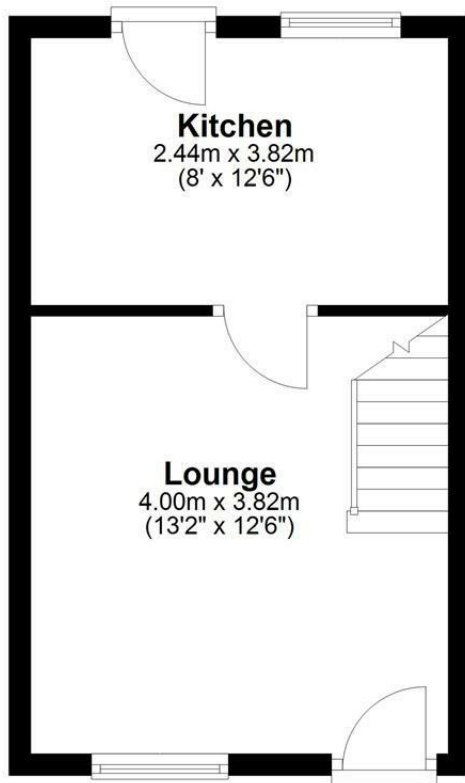
Broadband – FTTC (fibre to the cabinet)

Mobile signal/coverage is good in this area



## Ground Floor

Approx. 25.0 sq. metres (269.1 sq. feet)



### Kitchen

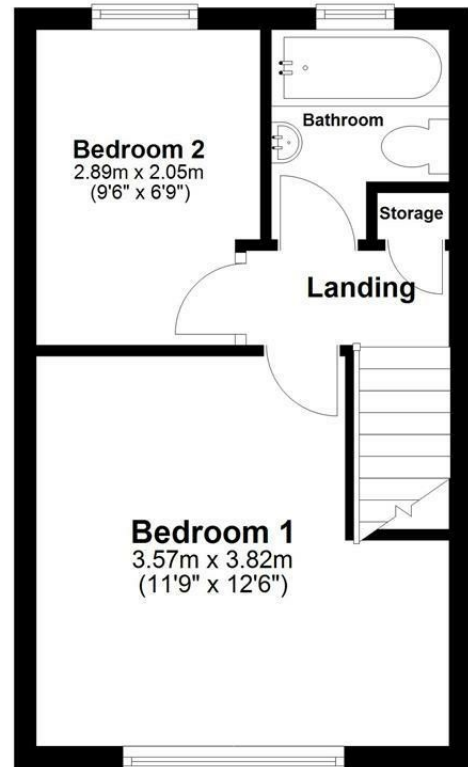
2.44m x 3.82m  
(8' x 12'6")

### Lounge

4.00m x 3.82m  
(13'2" x 12'6")

## First Floor

Approx. 24.8 sq. metres (267.5 sq. feet)



**Bedroom 2**  
2.89m x 2.05m  
(9'6" x 6'9")

**Bathroom**

**Storage**

**Landing**

**Bedroom 1**  
3.57m x 3.82m  
(11'9" x 12'6")

Total area: approx. 49.9 sq. metres (536.6 sq. feet)

