



## 52 Primrose Grove, Selby, YO8 4XS

Recently Renovated Semi-Detached Property | Three Bedrooms | No Onward Chain | Driveway Parking | Conservatory | Ideal For First Time Buyers | Viewing Highly Recommended

- Renovated Semi-Detached Property
- Gas Central Heating
- Council Tax Band - A
- Viewing Highly Recommended
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking
- EPC Rating - C
- Large Lounge With Media Wall

**Offers Over £180,000**

Jigsaw Move are pleased to present this recently renovated semi-detached house nestled in the charming area of Primrose Grove, Selby. The property offers a delightful blend of modern living and comfort. Spanning an impressive 797 square feet, the property boasts two spacious reception rooms, perfect for both relaxation and entertaining.

The ground floor features a large lounge, complete with a stylish media wall, which seamlessly flows into a brand new kitchen. Adjacent to the kitchen, a conservatory opens up to a well-maintained rear garden, providing an ideal space for outdoor gatherings or quiet moments in the sun.

As you ascend to the first floor, you will find three well-proportioned bedrooms, each offering a peaceful retreat. The modern family bathroom is thoughtfully designed, ensuring convenience for all.

This property comes with the added benefit of no onward chain, making it an attractive option for those looking to move swiftly. Additionally, the driveway parking provides ease of access, while the good-sized gravelled rear garden, complete with a decking area, offers a perfect setting for summer barbecues or simply enjoying the outdoors.

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 semi-detached house in Primrose Grove is a wonderful opportunity for families or individuals seeking a stylish and comfortable home in a desirable location. With its recent renovations and ample outdoor space, it is sure to impress.

### **GROUND FLOOR ACCOMMODATION**

**Lounge 13'3" x 17'0" (4.03m x 5.18m)**

**Kitchen 7'5" x 17'0" (2.25m x 5.18m)**

**Conservatory 9'10" x 8'5" (3.02m x 2.58m)**

### **FIRST FLOOR ACCOMMODATION**

**Landing**

**Bedroom One 10'8" x 10'4" (3.26m x 3.15m)**

**Bedroom Two 10'0" x 11'2" (3.04m x 3.41m)**

**Bedroom Three 6'11" x 7'5" (2.10m x 2.26m)**

**Bathroom 5'2" x 6'0" (1.58m x 1.84m)**

### **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:

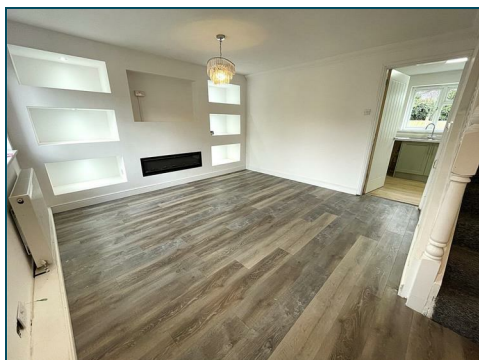
01757 241123

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.

## UTILITIES MATERIAL INFORMATION

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

Broadband – FTTP (fibre to the premises)

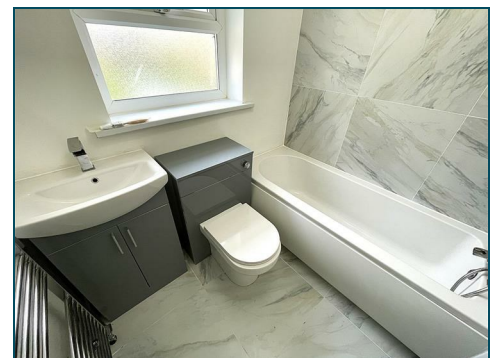
Mobile signal/coverage is good in this area

## 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.

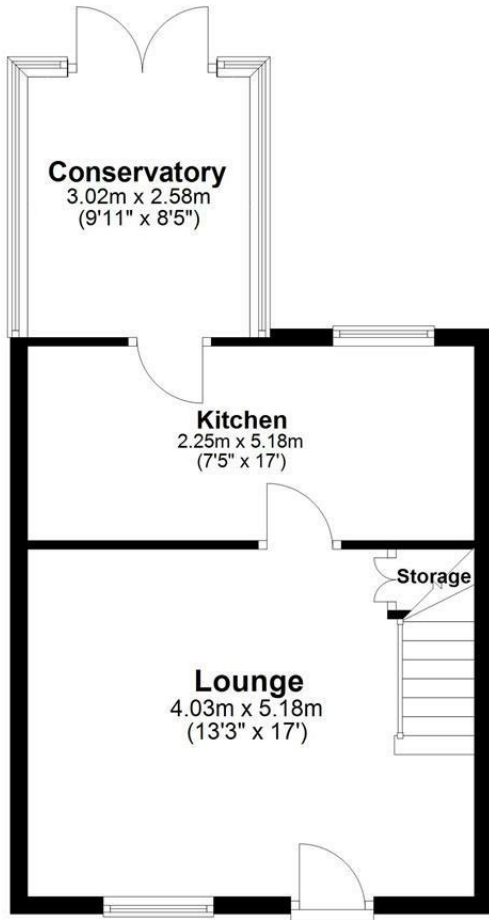
## WINDOWS

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



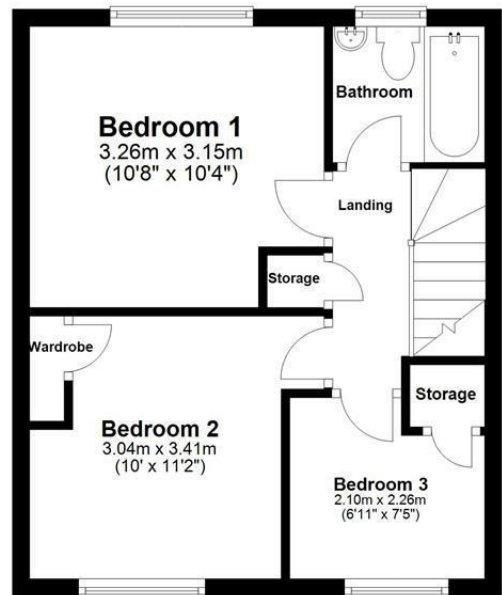
### Ground Floor

Approx. 41.1 sq. metres (442.3 sq. feet)



### First Floor

Approx. 33.0 sq. metres (355.7 sq. feet)



Total area: approx. 74.1 sq. metres (797.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	