



23 Plantation Drive, Barlby, Selby, YO8 5EX

Two Bedroom Semi-Detached in Tuck Away Location | Popular Village Location | Driveway Parking for Multiple Cars | Modern Kitchen Diner & Bathroom | New Carpets to Lounge & Stairs

- Semi-Detached in Tucked Away Cul-De-Sac Location
- Gas Central Heating
- Council Tax Band - B
- Viewing Is A Must
- Two Double Bedrooms
- Freehold
- Sought After Village with Local Amenities
- Driveway Parking for Multiple Vehicles
- EPC - C
- No Onward Chain

Asking Price £190,000

Jigsaw Move are pleased to welcome to the market, situated in a tranquil cul-de-sac on Plantation Drive, Barlby, this charming semi-detached house which offers a delightful blend of comfort and modern living. With a generous 645 square feet of space, the property features two well-proportioned bedrooms, making it an ideal choice for small families or couples seeking a peaceful retreat.

Upon entering, you will be greeted by a welcoming reception room, which has been enhanced with new carpets and log burner, providing a fresh and inviting atmosphere. The modern kitchen diner is a standout feature, perfect for both casual dining and entertaining guests. The contemporary bathroom has also been thoughtfully updated, ensuring a stylish and functional space for your daily routines.

Outside, the property boasts a large driveway with ample parking for up to three vehicles. Additionally, there is a convenient outside shed equipped with electrics, offering versatile storage options or a potential workshop for hobbyists.

Built in 1975, this home combines classic charm with modern amenities, making it a perfect choice for those looking to settle in a friendly neighbourhood. With its ideal location in Barlby, you will enjoy the benefits of a quiet community while still being within easy reach of local amenities and transport links. This property is not just a house; it is a place to create lasting memories. Don't miss the opportunity to make it your own.

GROUND FLOOR ACCOMODATION

Lounge 12'1" x 14'11" (3.68m x 4.54m)

Kitchen/Diner 12'1" x 8'11" (3.68m x 2.71m)

FIRST FLOOR ACCOMODATION

Bedroom 1 12'1" x 8'11" (3.68m x 2.71m)

Bedroom 2 12'2" x 8'10" (3.70m x 2.68m)

Bathroom 9'0" x 5'6" (2.75m x 1.67m)

Landing 6'7" x 2'8" (2.00m x 0.82m)

ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Hipla 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)

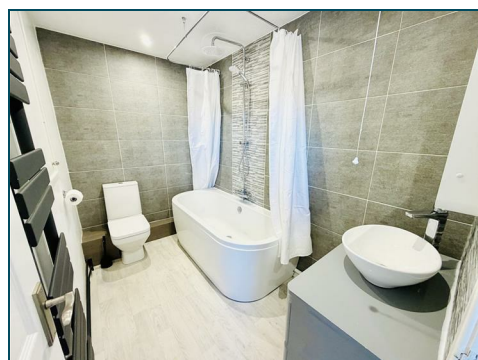
Mobile signal/coverage is good in this area

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.

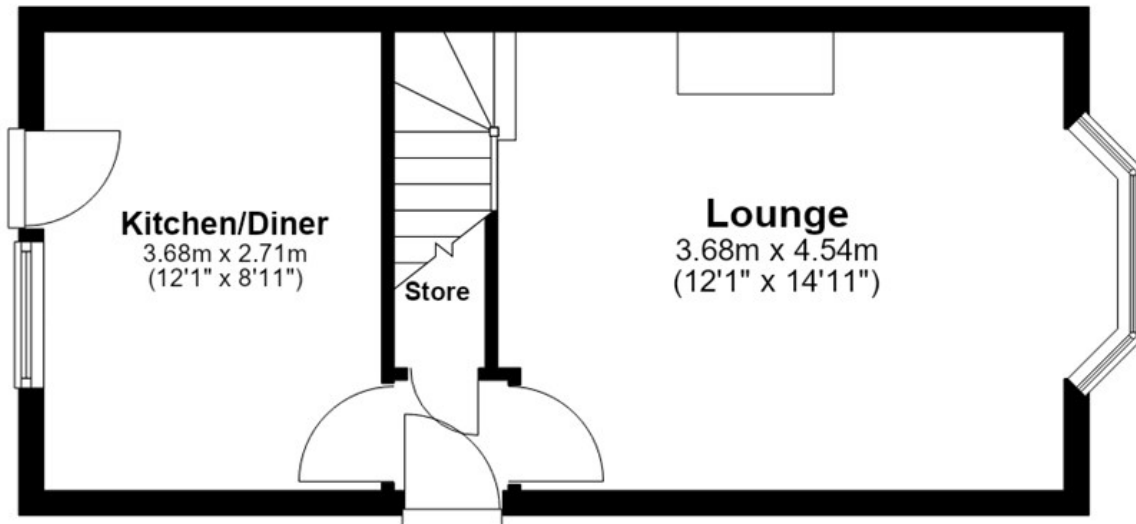
WINDOWS

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



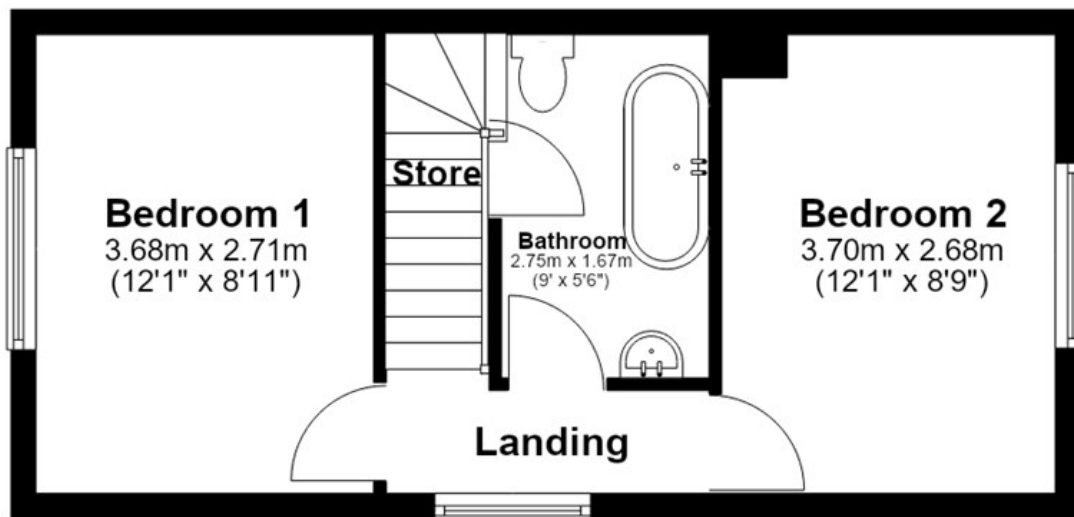
Ground Floor

Approx. 30.3 sq. metres (326.4 sq. feet)



First Floor

Approx. 30.1 sq. metres (323.9 sq. feet)



Total area: approx. 60.4 sq. metres (650.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			70
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	