



40 Fir Tree Close, Selby, YO8 8FT

Mid-Terrace Property | Across Three Floors | Three Bedrooms | Driveway Parking | Open Plan Living Kitchen | Quiet Cul-De-Sac | Staynor Hall Location | Ideal Family Home | Viewing Highly Recommended

- Mid-Terrace Three Storey Property
- Gas Central Heating
- Council Tax Band - B
- Popular Staynor Hall Location
- Three Bedrooms
- Freehold Property
- Open Plan Living Kitchen Area
- Driveway Parking
- EPC Rating - TBC
- Ideal Family Home

Offers Over £200,000

Jigsaw Move are pleased to present this delightful three storey mid-terrace house nestled in a quiet cul-de-sac in the charming area of Fir Tree Close, Selby. The property offers a perfect blend of comfort and modern living. Spanning an impressive 689 square feet, this three-storey property is ideal for families or professionals seeking a welcoming home.

Upon entering, you are greeted by a spacious open-plan kitchen and dining lounge, which is bathed in natural light thanks to the patio doors that lead directly into the well-maintained rear garden. The kitchen also boasts fitted under the stairs storage space. This outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with friends and family. The ground floor also features a convenient WC, adding to the practicality of the layout.

The first floor features two bedrooms, along with a family bathroom that caters to all your needs. Ascend to the second floor, where you will find the master bedroom, providing a private retreat, along with additional storage space to keep your home organised.

Outside, the property boasts a lovely rear garden, offering a tranquil space for relaxation or outdoor activities. Additionally, there is convenient driveway parking for one vehicle, ensuring ease of access.

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.

This property is not only well-maintained but also situated in a desirable location, making it an excellent choice for those looking to settle in Selby. With its thoughtful layout and modern amenities, this home is ready to welcome its new owners. Don't miss the opportunity to make this charming house your new home.

GROUND FLOOR ACCOMMODATION

Lounge 7'11" x 11'5" (2.42m x 3.47m)

Kitchen 13'10" x 8'11" (4.21m x 2.72m)

WC

FIRST FLOOR ACCOMMODATION

Landing

Bedroom Two 7'10" x 12'3" (2.39m x 3.73m)

Bedroom Three 7'9" x 12'3" (2.36m x 3.73m)

Bathroom

SECOND FLOOR ACCOMMODATION

Landing

Bedroom One 15'6" x 8'8" (4.72m x 2.64m)

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.

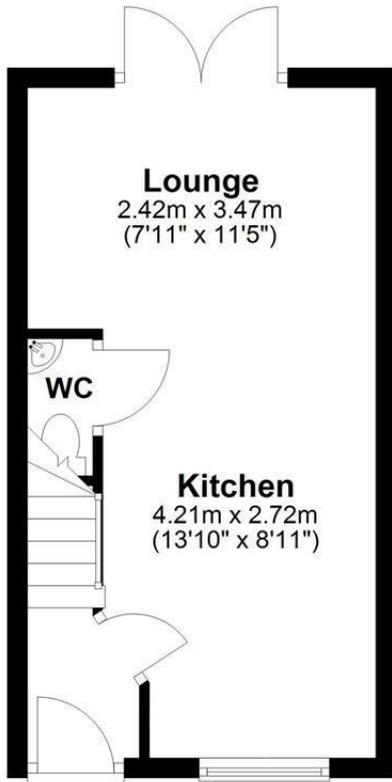
WINDOWS

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



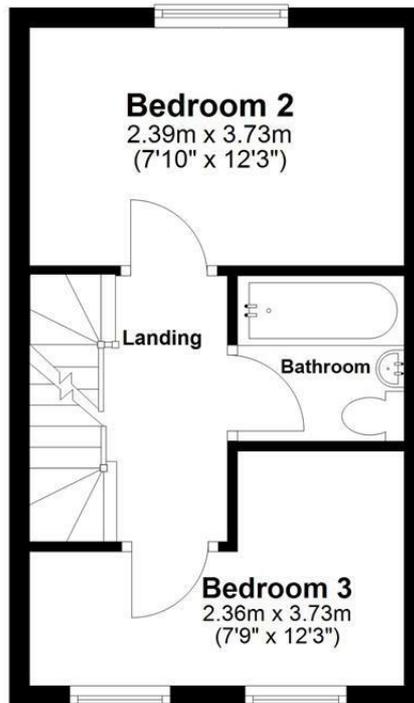
Ground Floor

Approx. 23.3 sq. metres (251.2 sq. feet)



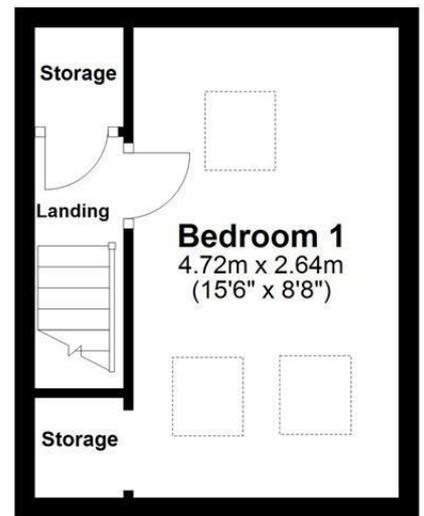
First Floor

Approx. 24.6 sq. metres (265.2 sq. feet)



Second Floor

Approx. 16.0 sq. metres (172.4 sq. feet)



Total area: approx. 64.0 sq. metres (688.7 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales



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