



8 Woodlands Close, Barlby, Selby, YO8 5XQ

Stylish Three Bedroom Semi-Detached | Private Cul-de-sac Location | Refurbished Kitchen & Brand New Bathroom | New Combi Boiler Central Heating System | Garage & Driveway Parking | Viewing Is A Must |

- Modern & Stylish Semi-Detached
- Gas Central Heating
- Refurbished Kitchen
- Viewing Is A Must
- Three Bedrooms
- Council Tax Band C
- Brand New Bathroom
- Garage & Driveway Parking
- EPC Rating - C
- Private Cul-de-sac Location

Offers In The Region Of £260,000

Jigsaw Move are pleased welcome to the market, situated in the private cul-de-sac of Woodlands Close, Barlby, Selby, this charming semi-detached house. This impressive property presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

Recently refurbished, the kitchen is a true highlight of the home, featuring elegant quartz worktops and new flooring that enhance its modern appeal. The brand new bathroom adds a touch of luxury, ensuring comfort and convenience for all residents. The property is equipped with a new combi boiler gas central heating system, promising warmth and efficiency throughout the colder months.

Outside, the property benefits from a garage and driveway parking for up to three cars, a rare find that adds to the convenience of this lovely home. The tucked-away location offers a sense of privacy, making it an ideal retreat from the hustle and bustle of daily life.

This delightful residence combines modern amenities with a peaceful setting, making it a perfect choice for those seeking a comfortable and stylish home in Selby. Don't miss the chance to make this property your own.

FIRST FLOOR ACCOMMODATION

Entrance Porch 3'3" x 4'4" (0.98m x 1.32m)

Lounge 15'3" x 14'9" (4.65m x 4.50m)

Kitchen/Diner 8'7" x 14'8" (2.61m x 4.48m)

GROUND FLOOR ACCOMMODATION

Bedroom 1 13'8" x 8'0" (4.17m x 2.44m)

Bedroom 2 10'4" x 8'1" (3.16m x 2.47m)

Bedroom 3 7'5" x 6'5" (2.25m x 1.95m)

Bathroom 5'10" x 6'3" (1.77m x 1.90m)

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)

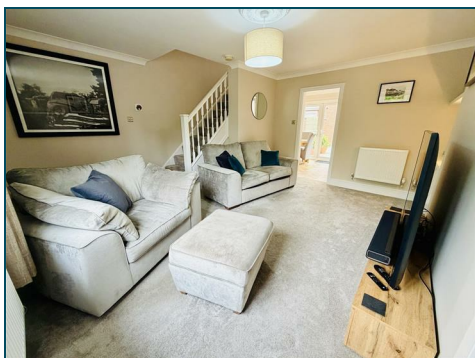
Mobile signal/coverage is good in this area

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.

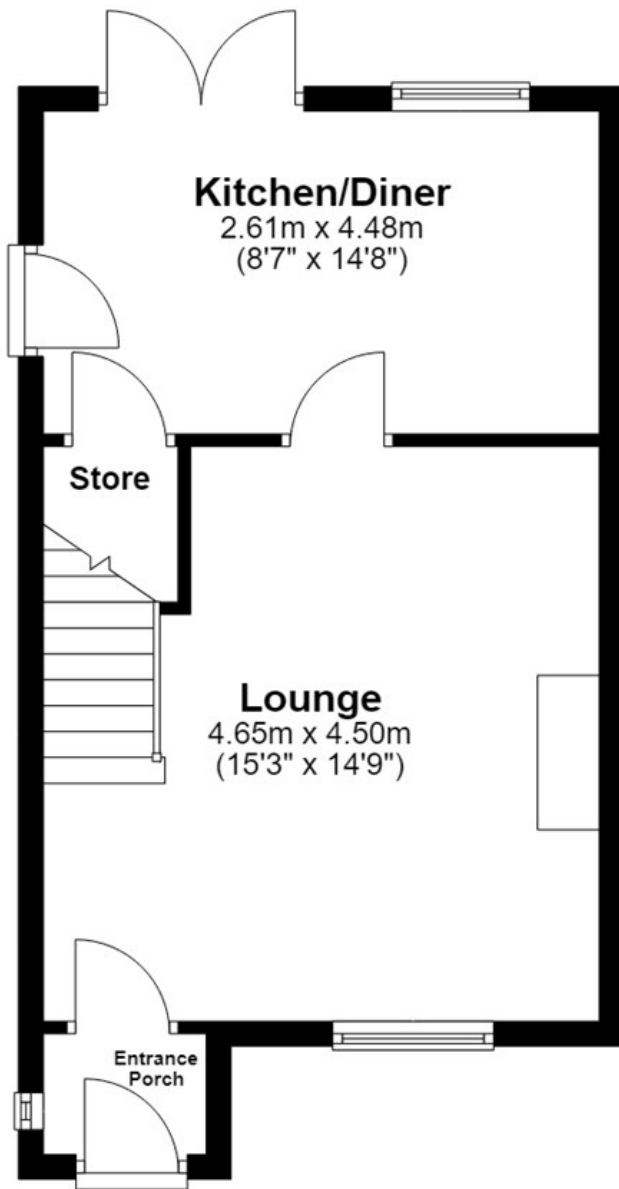
WINDOWS

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



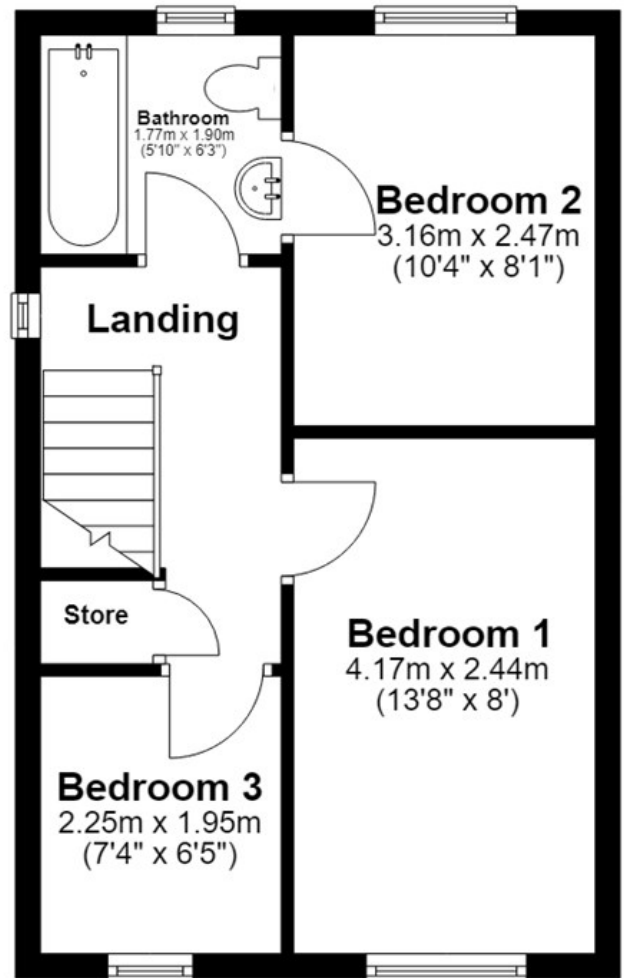
Ground Floor

Approx. 34.5 sq. metres (371.5 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.4 sq. feet)



Total area: approx. 67.9 sq. metres (730.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	85
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			