



## 64 Elston Avenue, Selby, North Yorkshire, YO8 3AZ

Two Bedroom End Terrace | Allocated Private Parking Space | Popular Location | Front Garden | Within Walking Distance To Selby Town Centre

- End Terrace House
- Gas Central Heating
- Council Tax Band B
- Downstairs WC
- Two Bedrooms
- Freehold with Management Fee for Communal Areas Approx. £80 bi-annually
- Open Plan Living
- Allocated Private Parking Space
- EPC C
- Modern Decor

**£160,000**

Nestled on Elston Avenue in the charming town of Selby, this delightful two-bedroom end terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts a reception room, perfect for relaxing or entertaining guests, alongside two inviting bedrooms that offer ample space for rest and relaxation.

The house features a modern bathroom, ensuring convenience for daily living. One of the standout attributes of this property is the allocated parking space, providing ease of access and peace of mind for residents with vehicles. Additionally, the front garden adds a touch of greenery and enhances the overall appeal of the home.

Situated in a popular location, this property is within walking distance to Selby Town Centre, where you can enjoy a variety of shops, cafes, and local amenities. The vibrant community atmosphere makes it an ideal place to settle down.

It is important to note that the property is freehold, with a management company overseeing the communal areas of the development. This arrangement ensures that the shared spaces are well-maintained, allowing residents to enjoy a pleasant living environment.

In summary, this two-bedroom end terrace house on Elston Avenue is a fantastic opportunity for those looking to embrace a comfortable lifestyle in a sought-after location. With its allocated private parking, charming front garden, and proximity to the town centre, this property is not to be missed.

Freehold Property with Management Fee for Communal Areas Approx. £80 bi-annually

### **GROUND FLOOR ACCOMMODATION**

**Open Plan Kitchen/Lounge 15'10" x 15'7" (4.83m x 4.76m)**

### **FIRST FLOOR ACCOMODATION**

**Bedroom 1 13'11" x 6'3" (4.24m x 1.90m)**

**Bedroom 2 10'3" x 9'10" (3.13m x 3.00m)**

**Bathroom 5'3" x 5'7" (1.60m x 1.69m)**

### **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**

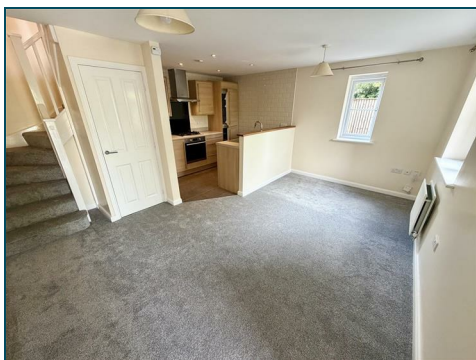
Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

### **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 – main

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

Broadband – FTTP

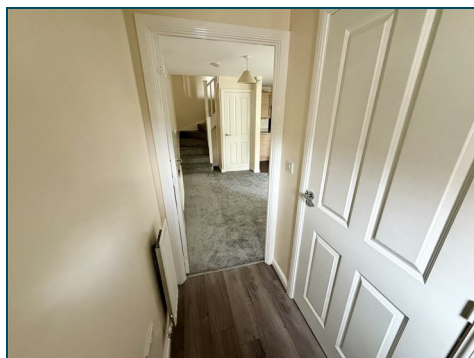
Mobile signal/coverage is good in this area

## 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.

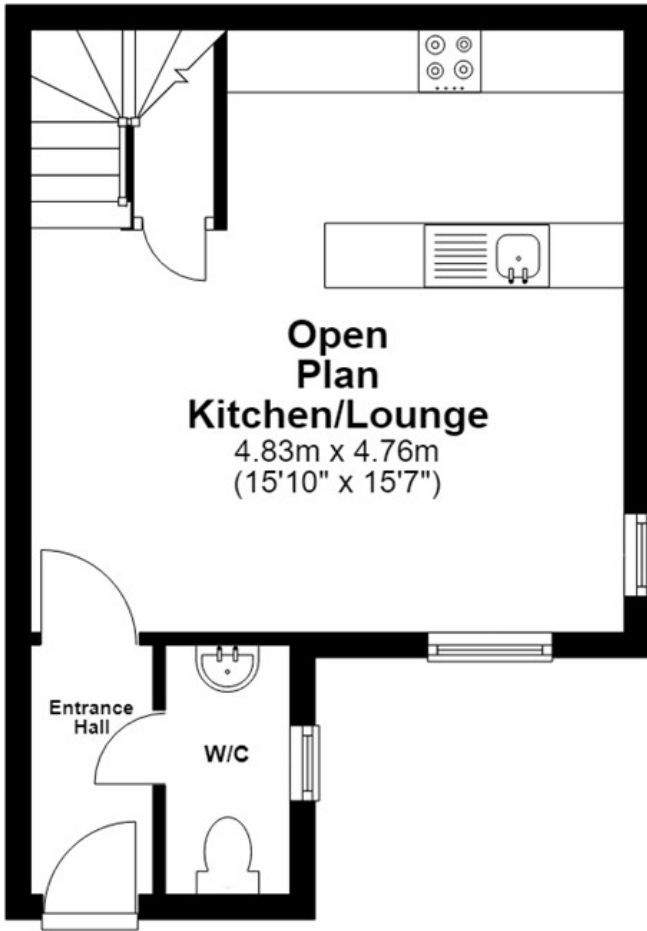
## WINDOWS

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



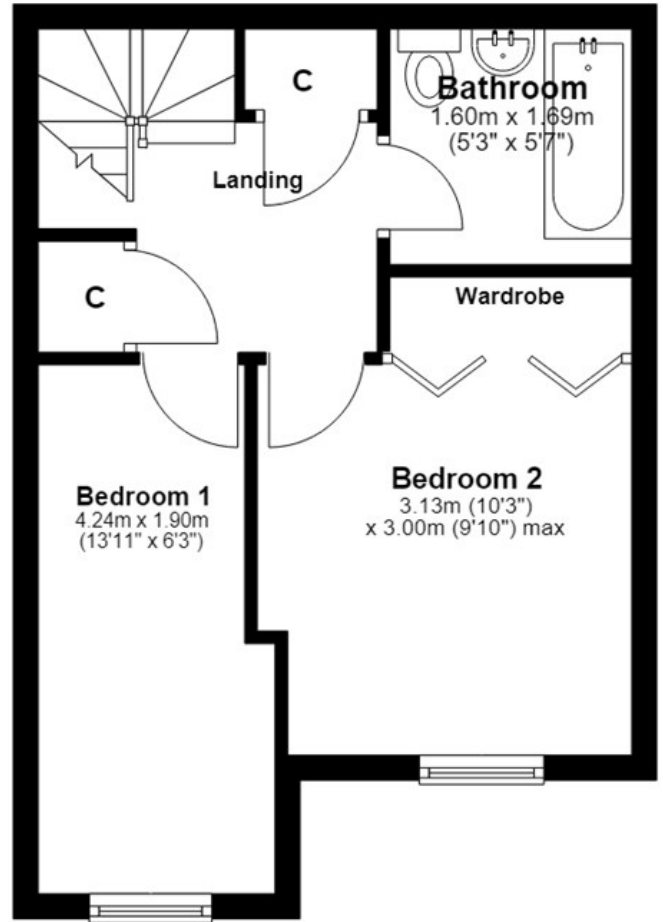
## Ground Floor

Approx. 27.6 sq. metres (297.0 sq. feet)



## First Floor

Approx. 28.9 sq. metres (310.6 sq. feet)



Total area: approx. 56.4 sq. metres (607.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		78	
(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	