



## 18 Jesse Close, Selby, YO8 8SB

Impressive Four Bed Detached Family Home Styled To Perfection | Master Bedroom En-suite & Downstairs WC | Garage & Driveway Parking With Additional Space | Landscaped Rear Garden

- Remarkably Stunning Detached Family Home in Highly Sought After Estate
- Gas Central Heating
- Council Tax Band - D
- Four Respectable Sized Bedrooms With Master Boasting An Ensuite
- Freehold
- Landscaped Rear Garden, Perfect For Entertaining or Unwinding
- Garage & Driveway Parking With An Extra Space To The Opposing Side
- EPC - C
- Exceptional Kitchen Diner Being At The Heart Of The Home

**Asking Price £350,000**

Jigsaw Move are pleased to welcome to the market, this insanely gorgeous detached family home nestled in the charming area of Jesse Close on Staynor Hall, Selby. This impressive four-bedroom detached house is a true gem. Built in 2013, this property spans an inviting 1,259 square feet, offering ample space for family living.

As you enter, you are greeted by two spacious reception rooms that provide a perfect setting for relaxation and entertaining. The lounge boasts a multi-fuel log burner ensuring cosy vibes all year long. The other reception room could be used as a snug, playroom or office space boasting the versatility of the house for all. The heart of the home is undoubtedly the inviting kitchen diner, designed to foster family gatherings and create lasting memories. The layout is both practical and stylish, ensuring that every corner of the home feels warm and welcoming.

The property boasts four well-appointed bedrooms, including a master bedroom with an ensuite bathroom, providing a private sanctuary for rest and rejuvenation. There are three bathrooms in total including the en-suite, family bathroom and a downstairs WC, ensuring convenience for the entire family.

Step outside to discover a beautifully landscaped rear garden, complete with a patio and lawn area, ideal for outdoor entertaining or simply enjoying the fresh air. This space is perfect for hosting summer barbecues with friends and family or simply enjoying a peaceful retreat.

With its modern design and homely feel, this property is not just a house; it is a family home waiting to be cherished. If you are seeking a stylish and comfortable living space in a desirable location, this delightful home in Selby is certainly worth considering.

## **GROND FLOOR ACCOMODATION**

**Second Reception/Snug 8'8" x 11'7" (2.64m x 3.54m)**

**Lounge 9'11" x 15'0" (3.03m x 4.57m)**

**WC 5'6" x 3'1" (1.68m x 0.95m)**

**Kitchen/Diner 20'8" x 10'6" (6.30m x 3.19m)**

## **FIRST FLOOR ACCOMODATION**

**Bedroom 1 10'0" x 10'9" (3.05m x 3.27m)**

**En-suite 7'2" x 4'2" (2.19m x 1.27m)**

**Bedroom 2 8'9" x 11'2" (2.66m x 3.40m)**

**Bedroom 3 6'7" x 8'1" (2.00m x 2.46m)**

**Bedroom 4 6'9" x 8'2" (2.06m x 2.48m)**

**Bathroom 9'11" x 5'8" (3.02m x 1.72m)**

**Landing 10'10" x 6'7" (3.29m x 2.00m)**

## **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](mailto: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 – FTTC (fibre to the cabinet)

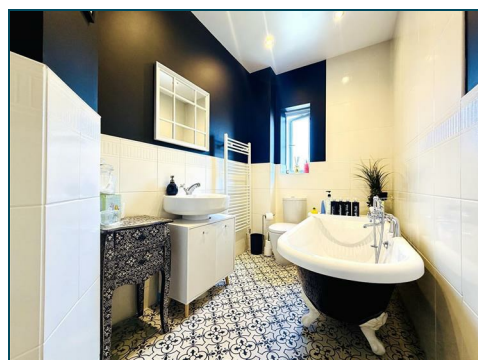
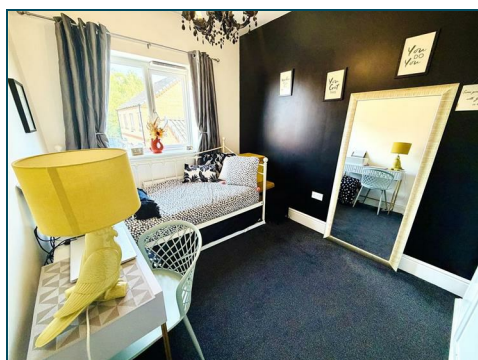
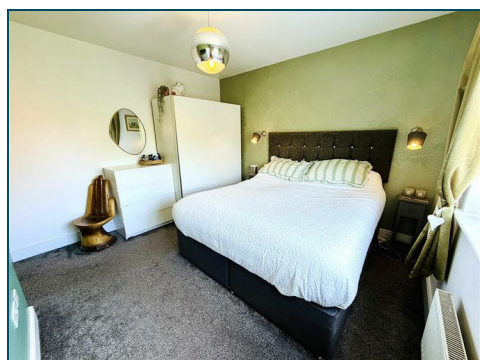
Mobile signal/coverage is good in this area

## 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.

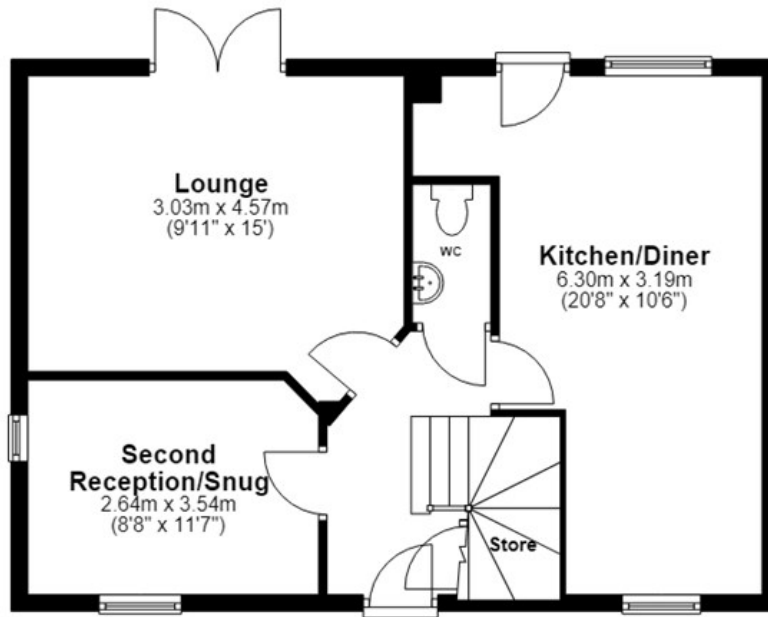
## WINDOWS

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



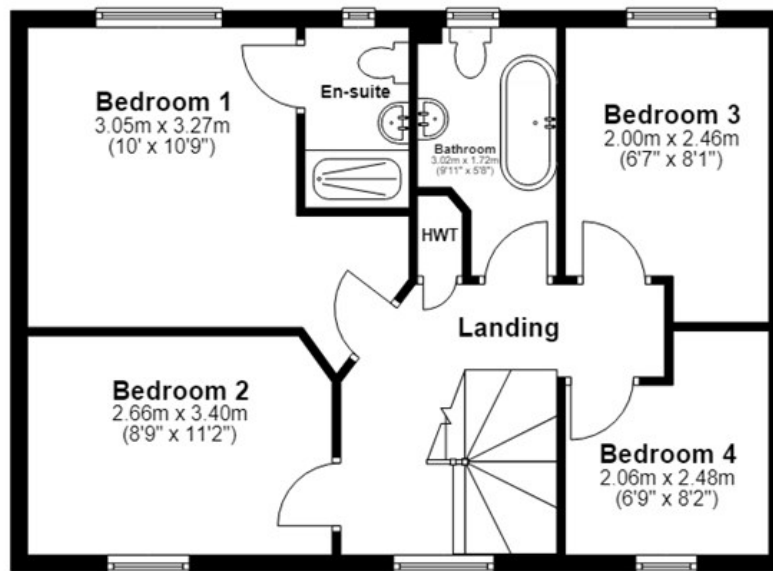
## Ground Floor

Approx. 56.2 sq. metres (604.9 sq. feet)



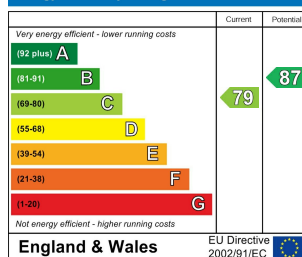
## First Floor

Approx. 57.7 sq. metres (621.1 sq. feet)



Total area: approx. 113.9 sq. metres (1226.0 sq. feet)

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating

