



## 4 Foxhill Lane, Selby, YO8 9AR

Well Presented Detached Bungalow | Two Bedrooms | No Onward Chain | South Facing Rear Garden | Driveway Parking | Garage | Popular Location | Viewing Highly Recommended

- Detached Bungalow
- Gas Central Heating
- Council Tax Band - C
- Popular Location
- Two Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking & Garage
- EPC Rating - D
- Well Presented Rear Garden

**Asking Price £270,000**

Jigsaw Move are pleased to present this beautifully presented detached bungalow nestled on the tranquil Foxhill Lane in Brayton, Selby. The property offers a perfect blend of comfort and modern living. Spanning an impressive 830 square feet, the property features a welcoming entrance hallway that leads you into a spacious and light-filled lounge, ideal for relaxation and entertaining.

The modern kitchen is a standout feature, equipped with high-quality Neff appliances, including a built-in microwave and oven, as well as a dishwasher and washing machine, ensuring that daily tasks are both efficient and enjoyable.

This charming bungalow boasts two inviting bedrooms, with the second bedroom featuring patio doors that open directly onto the stunning rear garden. The contemporary shower room adds to the convenience of this lovely home.

Outside, the property is equally impressive. The beautifully maintained south facing rear garden is a true highlight, showcasing vibrant flower beds, a lush grassy area, and a delightful patio space perfect for al fresco dining or enjoying the serene surroundings. The garden offers breathtaking views over the fields, providing a peaceful retreat from the hustle and bustle of daily life.

The property is situated in the desirable village location of Brayton. This sought after village hosts a range of local amenities including; schools, post office, petrol station and butchers. Brayton is also within walking distance to Selby Town Centre and is a great location for commuters due to its access links to all major networks making it perfect for those travelling to York, Leeds and Hull.

For those with vehicles, the property includes a driveway with gates leading to a detached garage, providing ample parking for up to two vehicles. With no onward chain, this property presents a rare opportunity for a smooth and swift purchase.

Whether you are looking to downsize or simply seeking a new place to call home, this bungalow on Foxhill Lane is sure to impress. Don't miss your chance to view this delightful property and envision your future in this peaceful Brayton location.

## ACCOMMODATION

### Entrance Hall

Lounge 17'7" x 11'9" (5.35m x 3.58m)

Kitchen 12'4" x 9'5" (3.77m x 2.86m)

Bedroom One 15'5" x 11'9" (4.69m x 3.58m)

Bedroom Two 9'4" x 11'4" (2.85m x 3.45m)

Bathroom 6'7" x 6'0" (2.01m x 1.84m)

## EXTERNAL

### Garage

Window to rear, Up and over door.

## 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.

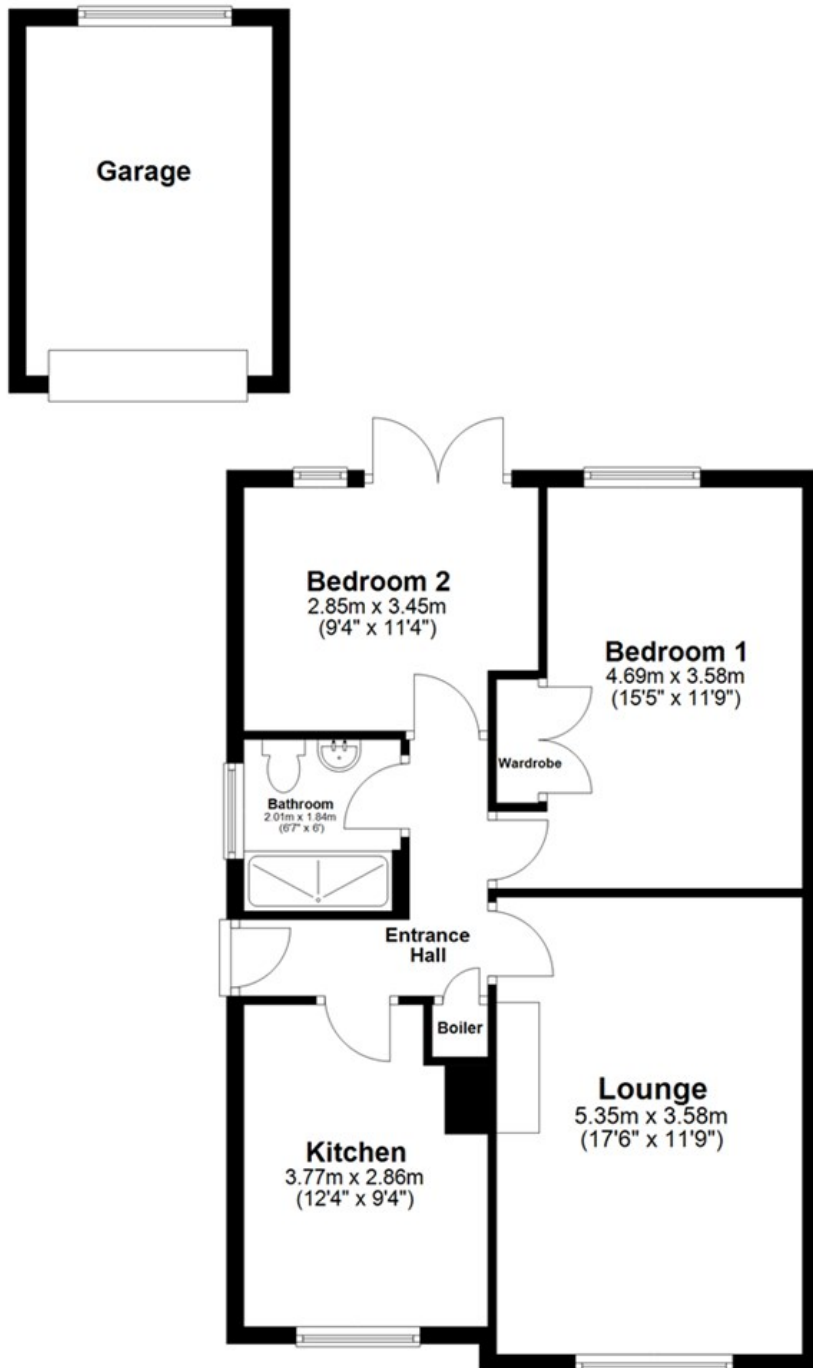
## WINDOWS

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



# Ground Floor

Approx. 77.1 sq. metres (829.7 sq. feet)



Total area: approx. 77.1 sq. metres (829.7 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			
		62	77
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	



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