

9A Westfield, Selby, YO8 9DH

Beautifully Presented Two Bedroom Property | Semi-Detached | Attractive Private Rear Garden | Generous Size Living Areas | Stylish En-Suite Bathrooms | Wood Burner

- Beautifully Presented Semi-Detached Property
- Two Spacious Double Bedrooms
- Private Driveway
- Gas Heating
- Freehold
- Council Tax Band B
- EPC Rating E
- Stylish En-Suite Bathrooms
- Attractive Private Rear Garden

Offers Over £260,000

Jigsaw Move are delighted to welcome to the market this charming semi-detached home, nestled in the popular Westfield area of Selby. Dating back to 1859, this beautifully presented property effortlessly combines period character and traditional charm with stylish, modern interiors, creating a wonderful home that is ready to be enjoyed.

Extending to approximately 667 sq ft, the property offers well-proportioned accommodation throughout, including two generously sized double bedrooms, both benefiting from their own en-suite facilities, providing an added level of comfort, privacy and convenience.

The ground floor features two versatile reception rooms, offering excellent space for both everyday living and entertaining. Tastefully decorated throughout, the interiors provide a warm and welcoming feel, while retaining the character and charm expected of a property of this age.

Externally, the property enjoys a well-maintained private rear garden, providing a lovely outdoor space to relax, enjoy the sunshine or entertain family and friends. Private driveway parking is also available.

Combining its attractive period features, stylish presentation, two double bedrooms with en-suite facilities to both, and two separate reception rooms, this delightful home offers a fantastic opportunity for buyers seeking character, comfort and convenience in a popular Selby location.

GROUND FLOOR

Lounge 15'1" x 12'0" (4.60m x 3.65m)

Dining Room 12'11" x 12'0" (3.94m x 3.65m)

Kitchen 15'4" x 4'9" (4.68m x 1.44m)

Entrance Hall 14'6" x 3'0" (4.41m x 0.92m)

FIRST FLOOR

Bedroom 1 14'0" x 12'0" (4.27m x 3.65m)

En-suite 10'10" x 3'0" (3.29m x 0.92m)

Bedroom 2 13'2" x 12'0" (4.01m x 3.65m)

En-suite 11'2" x 4'9" (3.41m x 1.44m)

Landing 17'3" x 3'0" (5.26m x 0.92m)

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.







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.

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.

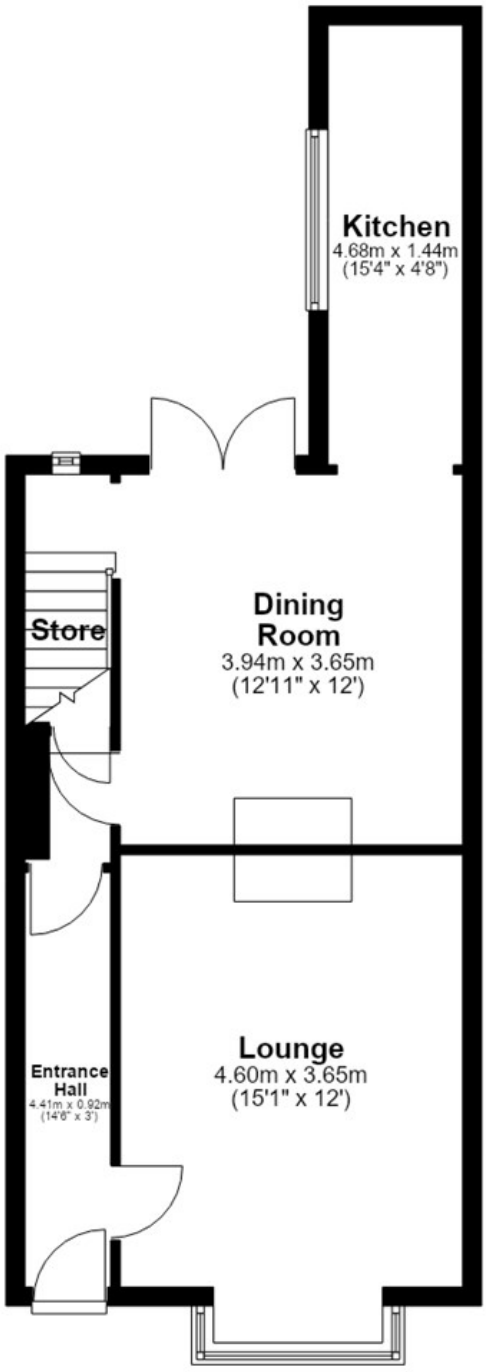






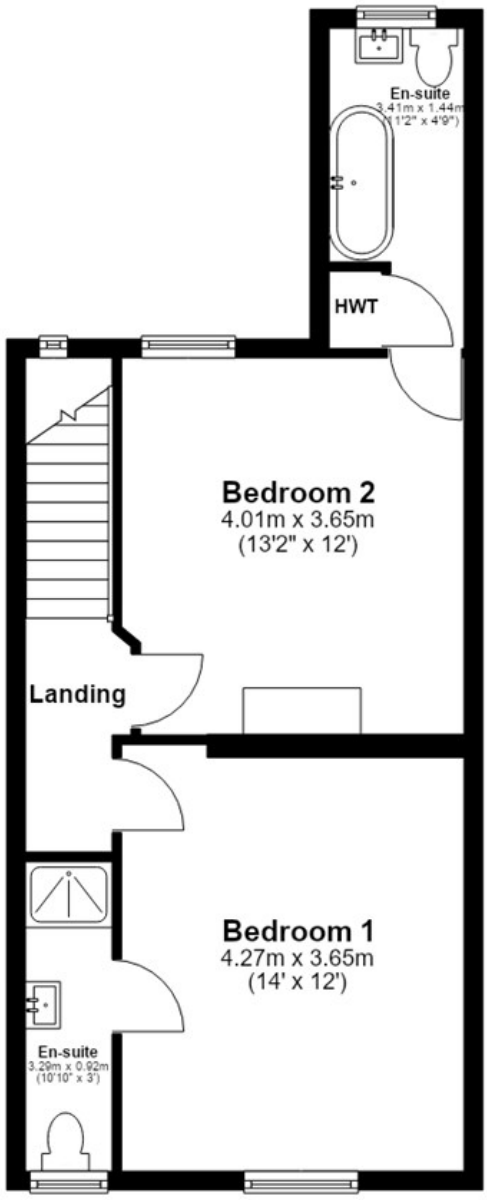
Ground Floor

Approx. 47.7 sq. metres (513.1 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.1 sq. feet)



Total area: approx. 92.6 sq. metres (997.1 sq. feet)

