



## 18 Hardy Street, Selby, YO8 8DQ

Semi-Detached Property | Three Bedrooms | No Onward Chain | Driveway Parking | Garage | Multiple Reception Rooms | Ideal For First Time Buyers | Viewing Highly Recommended

- Semi-Detached Property
- Gas Central Heating
- Council Tax Band - A
- Ideal For First Time Buyers
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking & Garage
- EPC Rating - D
- Multiple Reception Rooms

**Offers Over £172,995**

Jigsaw Move are pleased to welcome to this charming semi-detached house located on Hardy Street in the heart of Selby. This delightful property boasts a convenient and sought-after location, just a stone's throw away from the town centre, making it ideal for those who appreciate easy access to local amenities.

Upon entering, the kitchen is complete with a pantry room that offers additional storage and convenience for your culinary needs. From the kitchen you are greeted by an inner hallway that leads to convenient storage options and a downstairs WC, enhancing the functionality of the home.

You will find two spacious reception rooms that offer versatile living spaces, perfect for entertaining guests or enjoying quiet family evenings. The dining room, which features sliding doors that open up to a lovely rear garden. This outdoor space is perfect for enjoying al fresco dining on the patio or simply unwinding in the fresh air.

The property features three well-proportioned bedrooms, providing ample space for a growing family or those looking to accommodate guests. The bathroom is thoughtfully designed with a separate WC, providing added convenience for busy mornings.

Outside, the property benefits from a large side garden, perfect for enjoying the outdoors, whether for gardening, play, or simply unwinding in the fresh air. Additionally, there is parking available for two vehicles, making it easy for you and your guests to come and go with ease.

One of the standout features of this home is the driveway, which offers parking, along with a garage for additional storage or parking options. This is a rare find in a town location, ensuring that you will never have to worry about parking.

With no onward chain, this property is ready for you to move in without delay. Whether you are a first-time buyer, a family, or looking to downsize, this home presents an excellent opportunity to settle in a friendly community.

In summary, this semi-detached house on Hardy Street is a fantastic choice for anyone seeking a comfortable and convenient lifestyle in Selby. With its multiple reception rooms, three bedrooms, and ample parking, it is sure to meet your needs and exceed your expectations. Do not miss the chance to make this lovely property your new home.

**GROUND FLOOR ACCOMMODATION**

**Entrance Hall**

**Lounge 10'0" x 12'11" (3.05m x 3.93m)**

**Kitchen 11'4" x 7'6" (3.46m x 2.28m)**

**Dining Room 11'4" x 15'7" (3.46m x 4.74m)**

**Pantry 2'9" x 3'10" (0.85m x 1.18m)**

**Inner Hallway**

**WC 2'9" x 6'4" (0.83m x 1.93m)**

**Storage 2'9" x 6'4" (0.83m x 1.93m)**

**Storage 7'11" x 6'4" (2.42m x 1.93m)**

**FIRST FLOOR ACCOMMODATION**

**Landing**

**Bedroom One 11'5" x 13'2" (3.47m x 4.01m)**

**Bedroom Two 10'1" x 10'10" (3.08m x 3.29m)**

**Bedroom Three 9'1" x 8'6" (2.78m x 2.58m)**

**Bathroom 5'5" x 4'11" (1.66m x 1.49m)**

**WC 2'7" x 5'4" (0.79m x 1.63m)**



## EXTERNAL

### 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.

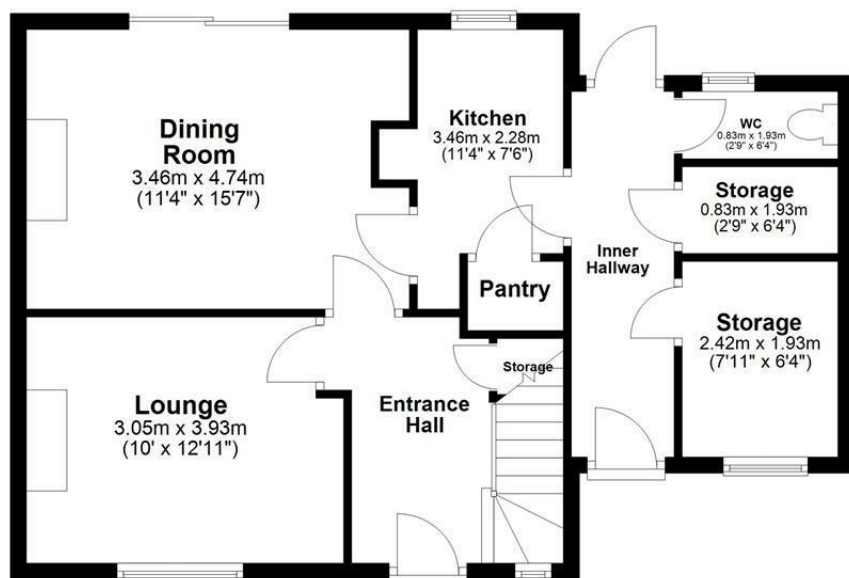
### WINDOWS

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



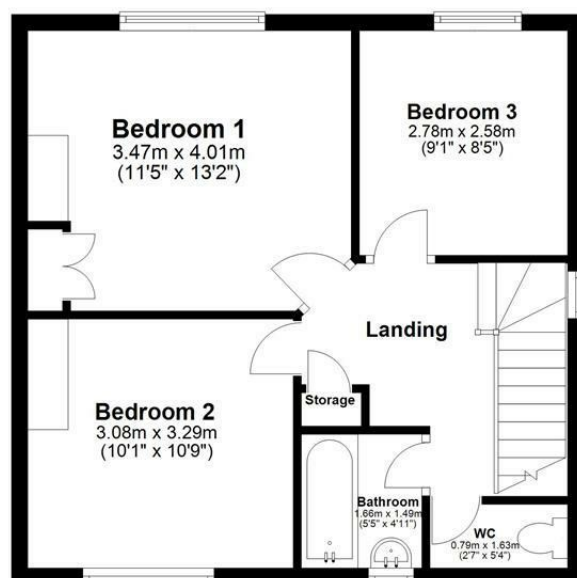
## Ground Floor

Approx. 58.8 sq. metres (632.8 sq. feet)

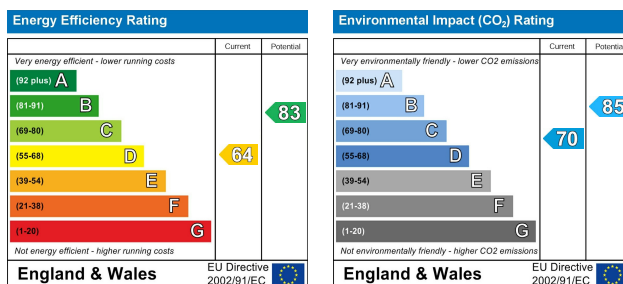


## First Floor

Approx. 44.4 sq. metres (477.8 sq. feet)



Total area: approx. 103.2 sq. metres (1110.5 sq. feet)



**safeagent**

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