



## 43 Northfield, Barlby, Selby, YO8 5JS

Three Bedroom Mid-Terrace in Cul-De-Sac Location | Popular Village | South Facing Rear Garden | Two Reception Rooms and Modern Kitchen | Street Parking | Early Viewing Is Advised

- Mid-Terrace Located in Lovely Cul-De-Sac Location
- Gas Central Heating with Combi Boiler
- Council Tax Band - A
- Three Good Sized Bedrooms, Perfect for Families or First Time Buyers
- Freehold
- Two Reception Rooms with Scope To Adjust Layout if Desired
- Street Parking
- EPC - TBC
- South Facing, Beautifully Presented Rear Garden & Front Garden with Great Kerb Appeal

**Asking Price £180,000**

Jigsaw Move are pleased to welcome to the market in the charming village of Barlby, Selby, this delightful three-bedroom mid-terrace house which offers an ideal opportunity for first-time buyers and families alike. Situated in a peaceful cul-de-sac, the property benefits from convenient street parking, ensuring ease of access for residents and visitors.

Upon entering, you are welcomed by two spacious reception rooms, perfect for both relaxation and entertaining. The modern kitchen is well-equipped, providing a functional space for culinary pursuits. The layout of the ground floor promotes a warm and inviting atmosphere, making it an excellent setting for family gatherings or social occasions.

The property boasts three well-proportioned bedrooms, offering ample space for rest and personalisation. The shower room is conveniently located with a separate WC, catering to the needs of the household.

One of the standout features of this home is the good-sized, south facing rear garden, which is well presented and provides a lovely outdoor space for children to play or for adults to unwind. This garden is a perfect canvas for gardening enthusiasts or those who simply wish to enjoy the fresh air.

Overall, this mid-terrace house in Northfield, Barlby, is a wonderful blend of comfort and practicality, making it a highly sought-after property in a desirable location. With its appealing features and proximity to local amenities, it is a must-see for anyone looking to settle in this lovely village.

## GROUND FLOOR ACCOMODATION

**Entrance Hall 7'1" x 3'5" (2.17m x 1.05m)**

**Dining Room 9'9" x 6'7" (2.98m x 2.00m)**

**Kitchen 9'1" x 11'2" (2.78m x 3.41m)**

**Lounge 19'5" x 10'11" (5.92m x 3.33m)**

## FIRST FLOOR ACCOMODATION

**Bedroom 1 11'5" x 10'11" (3.49m x 3.34m)**

**Bedroom 2 13'7" x 7'4" (4.14m x 2.24m)**

**Bedroom 3 7'7" x 8'9" (2.31m x 2.67m)**

**Shower Room 5'6" x 4'9" (1.68m x 1.45m)**

**WC 4'5" x 2'11" (1.35m x 0.88m)**

**Landing 7'7" x 6'1" (2.31m x 1.86m)**

## EXTERNAL

## 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.

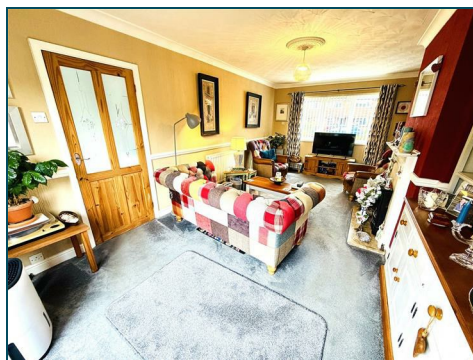
For further information, please contact our branch:

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.

## 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)

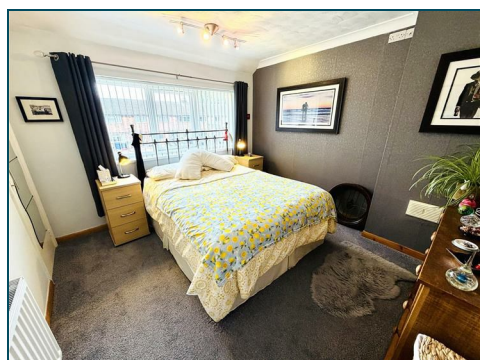
Mobile signal/coverage is good in this area

## 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.

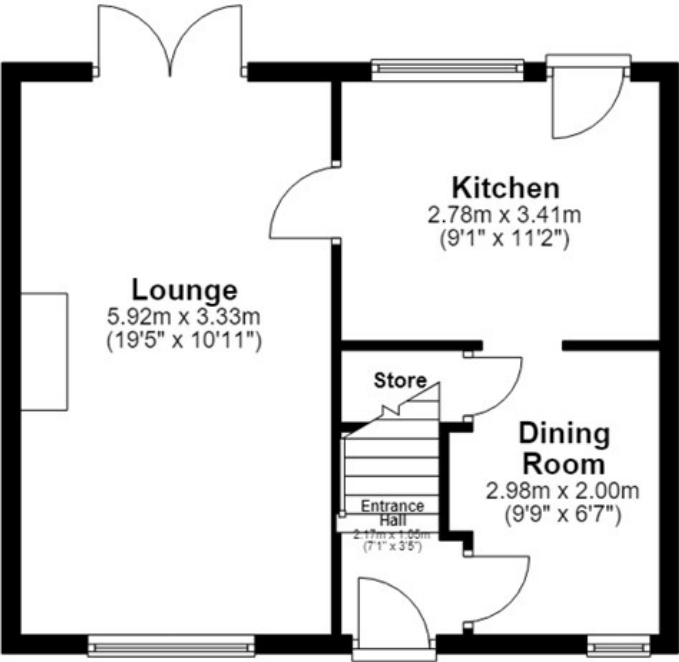
## WINDOWS

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



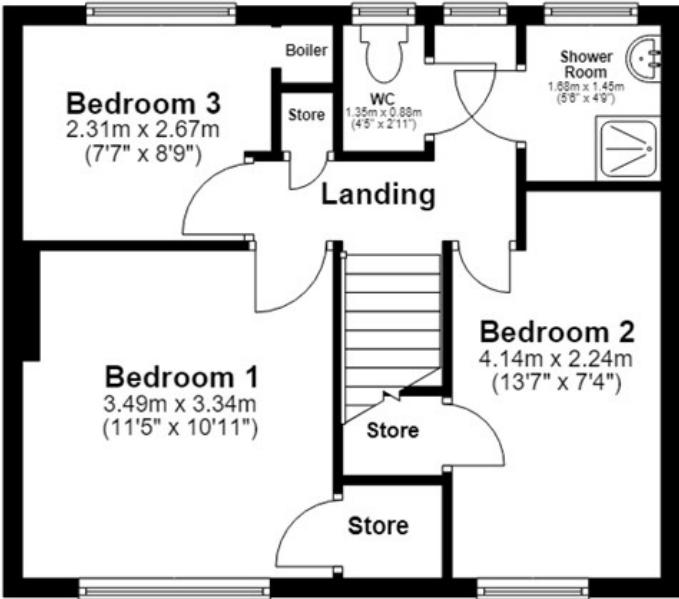
Ground Floor

Approx. 40.3 sq. metres (434.3 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.6 sq. feet)



Total area: approx. 81.2 sq. metres (873.9 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 |  |                         |           |
| 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 |           |