



## 15 Jesse Close, Selby, YO8 8SB

Detached Property | Four Bedrooms | Driveway Parking | Garage | Master Bedroom With En-Suite | EV Charger  
| South Facing Rear Garden | Popular Staynor Hall Location | Viewing Highly Recommended

- Detached Property
- Gas Central Heating
- Council Tax Band - D
- Viewing Highly Recommended
- Four Bedrooms
- Freehold Property
- Master Bedroom With En-Suite
- Garage With Parking
- EPC Rating - TBC
- South Facing Rear Garden

**Asking Price £325,000**

Jigsaw Move are pleased to welcome you to this charming detached house located on Jesse Close in the desirable town of Selby. Built in 2012, this modern property offers a spacious living environment, perfect for families or those seeking a comfortable home.

Upon entering, you are greeted by a welcoming hallway that leads to a well-appointed ground floor. The large lounge is a highlight, featuring patio doors that open into the south facing rear garden, allowing for an abundance of natural light and a seamless connection to the outdoors. The kitchen diner is generously sized, providing an ideal space for family meals and entertaining guests.

As you ascend to the first floor, you will find a landing that leads to four well-proportioned bedrooms. The master bedroom boasts an en-suite shower room, ensuring privacy and convenience. Bedrooms two and three are both double rooms, offering ample space for relaxation, while the fourth bedroom is perfect for a child's room or a home office. The family bathroom is also located on this floor, catering to the needs of the household.

Outside, the property features a detached garage with parking available at the front, adding to the convenience of this home. Additionally, an electric vehicle charger is conveniently located outside the front of the garage, catering to the needs of modern living and promoting a sustainable lifestyle.

The south facing rear garden is a delightful retreat, showcasing a large grass area, a patio for outdoor dining, and a charming seating area nestled in the corner, perfect for enjoying sunny afternoons.

The property is situated within the desirable development of Staynor Hall which is popular among families with due to it's in a close proximity to local amenities, primary school and walking distance to Selby Town Centre. Staynor Hall is also an ideal location for commuters due to its access links to all major networks making it perfect for those travelling to York, Leeds and Hull.

Situated in a popular area, this property is well-connected to local amenities and offers a wonderful community feel. This home is an excellent opportunity for those looking to settle in a modern, spacious environment in Selby. Don't miss your chance to make this lovely house your new home.

### **GROUND FLOOR ACCOMMODATION**

**Entrance Hall 6'9" x 11'5" (2.05m x 3.48m)**

**Lounge 12'9" x 15'1" (3.88m x 4.61m)**

**Kitchen/Diner 19'9" x 9'8" (6.03m x 2.94m)**

**WC 6'6" x 3'4" (1.98m x 1.02m)**

### **FIRST FLOOR ACCOMMODATION**

**Landing**

**Bedroom One 9'5" x 11'0" (2.86m x 3.36m)**

**En-suite Shower Room 3'3" x 7'6" (0.98m x 2.29m)**

**Bedroom Two 9'10" x 9'10" (3.00m x 3.00m)**

**Bedroom Three 9'8" x 9'11" (2.95m x 3.02m)**

**Bedroom Four 7'1" x 7'7" (2.15m x 2.32m)**

**Family Bathroom 6'2" x 6'6" (1.88m x 1.98m)**

### **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

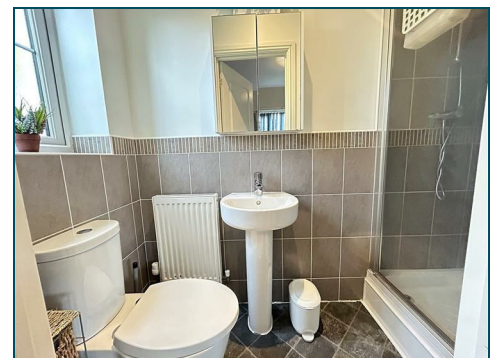
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in 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.

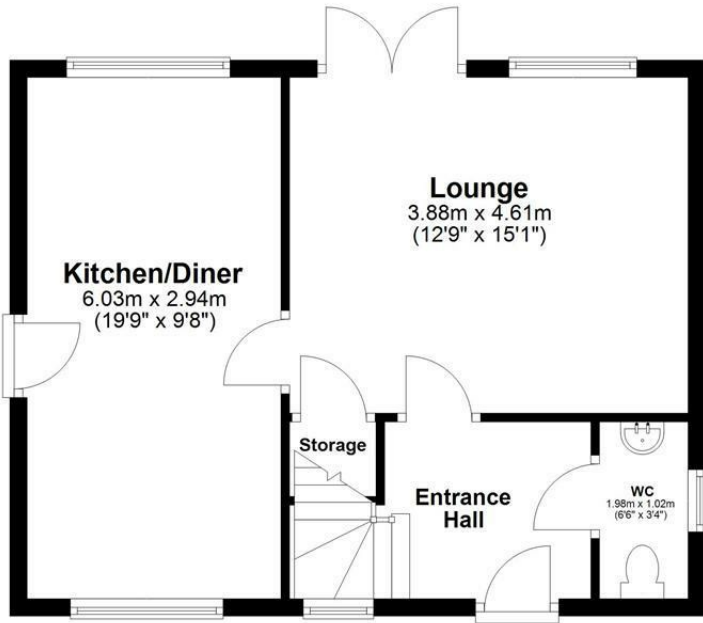
## WINDOWS

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



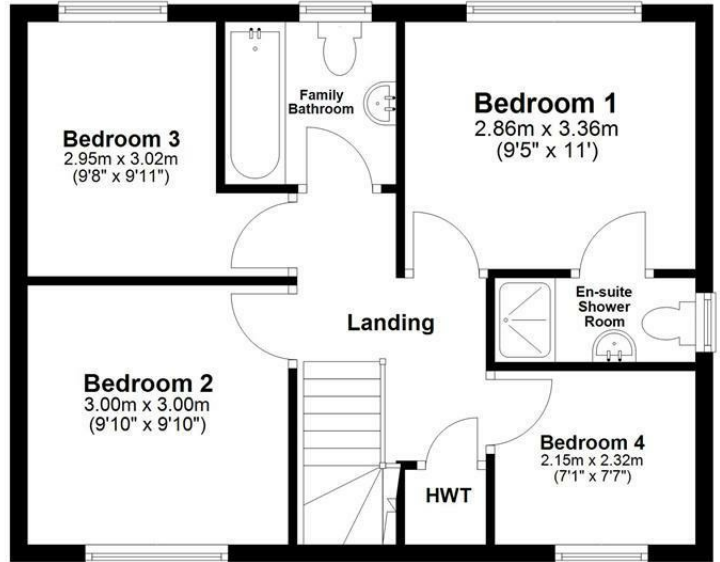
### Ground Floor

Approx. 46.0 sq. metres (495.2 sq. feet)



### First Floor

Approx. 46.9 sq. metres (505.2 sq. feet)



Total area: approx. 92.9 sq. metres (1000.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		