



73 Volta Street, Selby, North Yorkshire, YO8 8DE

Mid Terrace Property | Three Bedrooms | No Onward Chain | On Street Parking | Multiple Reception Rooms | Ideal For First Time Buyers | Close To Town Location | Viewing Highly Recommended

- Mid-Terraced Property, Ideal For First Time Buyers or Investors
- Gas Central Heating
- Council Tax Band - A
- Three Bedrooms
- Freehold Property
- Multiple Reception Rooms
- On Street Parking & Garage To The Rear
- EPC Rating - D
- For Sale By Modern Method Of Auction

By Auction £130,000

Jigsaw Move are pleased to present this charming property on Volta Street in Selby, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and families seeking a comfortable home.

The property boasts a welcoming entrance hallway that leads to a spacious lounge, perfect for relaxing or entertaining guests. Adjacent to the lounge, you will find a generous dining room, ideal for family meals or gatherings with friends. The well-appointed kitchen provides ample space for culinary pursuits, while the conveniently located bathroom completes the ground floor.

As you ascend to the first floor, you will discover a large double bedroom, offering a peaceful retreat at the end of the day. Additionally, there are two further bedrooms, which can serve as children's rooms, guest spaces, or even a home office, catering to a variety of needs.

One of the standout features of this property is the garage situated at the rear, providing additional storage options, a rare find in many urban settings. The property benefits from street parking, ensuring convenience for residents and visitors alike.

Importantly, this home is offered with no onward chain, allowing for a smooth and efficient purchasing process. This aspect is particularly appealing for those eager to move in without delay.

The property is situated within walking distance to Selby Town Centre. Selby hosts a range of local amenities including a buzzing high street with; shops, doctors, opticians, beauty parlours, super markets, restaurants and is also home to the historical Selby Abbey. With its close proximity to all major networks, Selby is ideal when commuting to York, Leeds and Hull.

This residence is not only a practical choice but also a wonderful opportunity to establish roots in a friendly community. With its spacious layout and prime location, this mid-terrace house is sure to appeal to those seeking a comfortable and inviting home. Do not miss the chance to view this property and envision your future in Selby.

For Sale by modern method of Auction with Advanced Property Auction - starting price £130,000 plus reservation fees apply.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 13'3" x 9'8" (4.05m x 2.95m)

Dining Room 11'7" x 13'2" (3.52m x 4.02m)

Kitchen 10'9" x 6'6" (3.27m x 1.98m)

Family Bathroom 7'3" x 7'1" (2.22m x 2.17m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 11'3" x 13'3" (3.43m x 4.04m)

Bedroom Two 10'10" x 6'8" (3.29m x 2.02m)

Bedroom Three 8'8" x 8'10" (2.64m x 2.69m)

EXTERNAL

AUCTION DETAILS

This property is for sale by the online Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction allows the purchaser 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% plus vat to a minimum of £5,500 + vat (£1,100.00) = (£6,600.00) which secures the sale and takes the property off the market. Fees paid to the Auctioneer are in addition to the price agreed. Further clarification on this must be sought from your legal representative.

The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

Please note this property is subject to a reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change.

T&C'S apply to the online Modern Method of Auction, which is operated and powered by Advanced Property Auction.

The auctioneers comments as discussed as below. It may help if you consider looking at the Auction Team's site [Home » Advanced Property Auction](#).

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.

UTILITIES MATERIAL INFORMATION

Electricity supply – mains

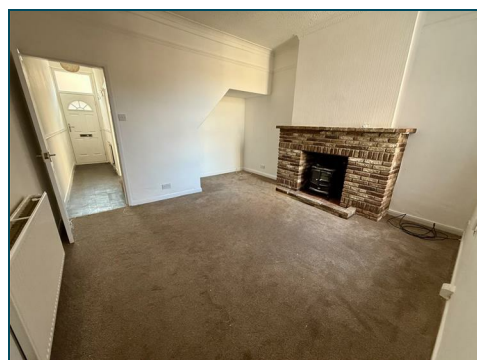
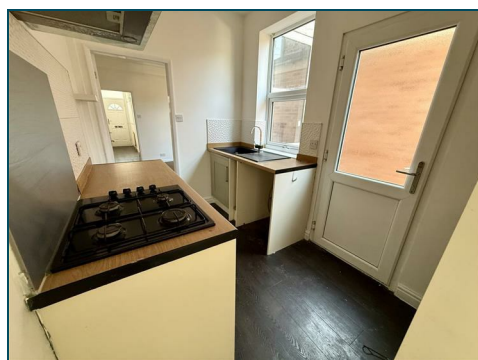
Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

Broadband – FTTC (fibre to the cabinet)

Mobile signal/coverage is good in this area



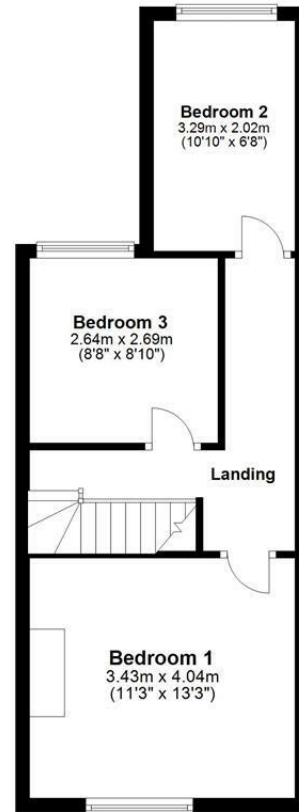
Ground Floor

Approx. 46.0 sq. metres (495.0 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.7 sq. feet)



Total area: approx. 82.9 sq. metres (892.7 sq. feet)

