

10 Pond Street, Selby, Yorkshire, YO8 5AS

Two Bedroom Mid Terrace | Street Parking | Close To Local Amenities | Enclosed Rear Garden | Downstairs WC | Large Loft Space

- Mid Terrace Property
- Gas Central Heating
- Council Tax Band A
- Two Bedrooms
- Freehold
- Separate Loft And Study Rooms
- Street Parking
- EPC D
- Sought After Location

Asking Price £187,000

Jigsaw Move are pleased to welcome to the market this charming mid-terrace property, situated in the desirable area of Pond Street, Selby. Offering spacious accommodation, character and practicality, this delightful home is ideal for families, first-time buyers or those looking for additional space.

The property boasts two well-proportioned bedrooms and a welcoming reception room, providing a comfortable space to relax and unwind or entertain family and friends. The well-appointed bathroom caters to everyday needs, while the additional loft space and separate study offer excellent versatility.

The generous loft space is a particularly valuable feature of the property, providing an abundance of additional space and offering excellent versatility to suit a variety of needs. Alongside the separate study, it provides fantastic flexibility for those working from home, pursuing hobbies or requiring additional storage.

To the rear, the property benefits from an enclosed and well-maintained garden, creating a lovely outdoor space to enjoy throughout the warmer months. Whether relaxing in the sunshine, entertaining guests or enjoying time with family, this private garden is a fantastic addition to the home.

Further benefits include convenient on-street parking and a sought-after location within easy reach of local amenities, schools and transport links, making this an excellent choice for a variety of buyers.

Offering generous living space, versatile accommodation and the added benefit of substantial loft space, this delightful home on Pond Street presents a fantastic opportunity for those looking to settle in Selby.

GROUND FLOOR

Lounge 13'11" x 12'10" (4.23m x 3.92m)

Kitchen 12'0" x 6'1" (3.65m x 1.85m)

Dining Area 12'0" x 9'7" (3.65m x 2.91m)

WC 6'10" x 2'8" (2.09m x 0.82m)

FIRST FLOOR

Bedroom 1 13'10" x 8'4" (4.22m x 2.53m)

Bedroom 2 13'10" x 8'4" (4.22m x 2.53m)

Bathroom 8'5" x 6'11" (2.56m x 2.11m)

Study 5'1" x 7'5" (1.56m x 2.26m)

Landing 12'0" x 7'4" (3.67m x 2.23m)

SECOND FLOOR

Loft Room 16'2" x 15'11" (4.94m x 4.86m)

ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use a 3rd party ID checking agency to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

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 – FTTP (fibre to the premises)

Mobile signal/coverage is good in this area

VIEWINGS
Strictly by appointment with the sole agents by contacting . 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.

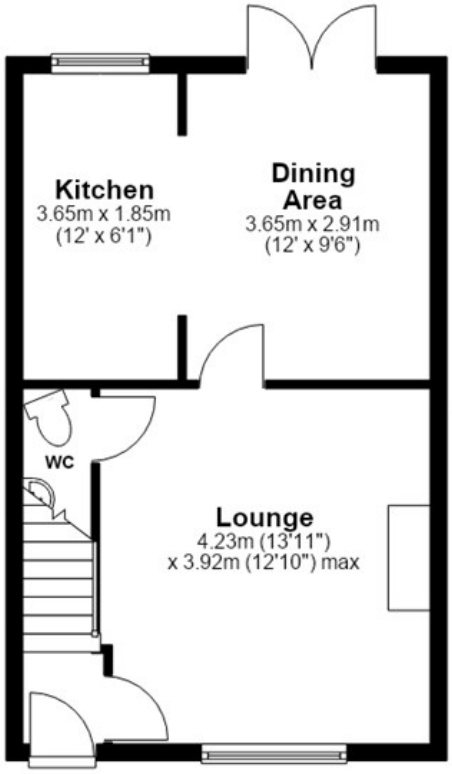






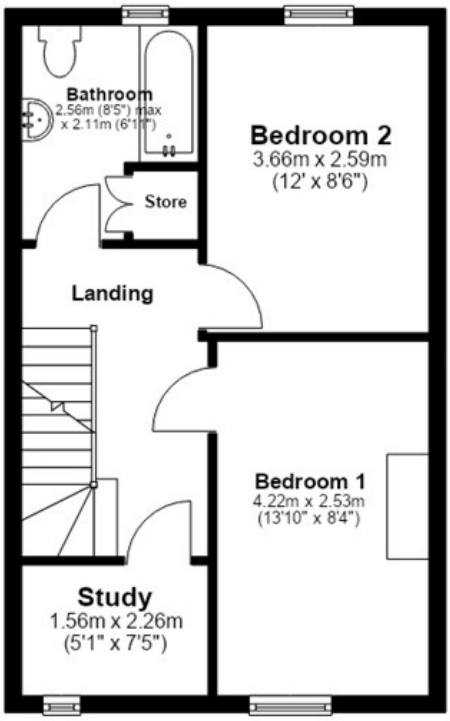
Ground Floor

Approx. 38.7 sq. metres (416.9 sq. feet)



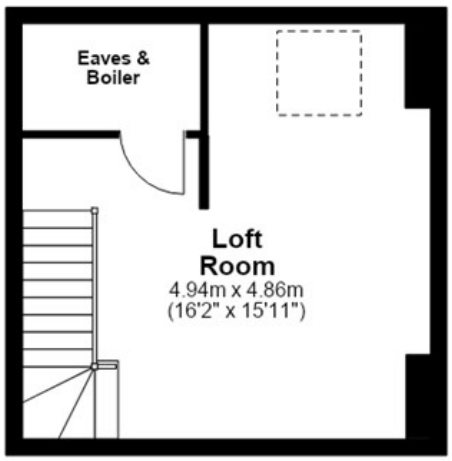
First Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



Second Floor

Approx. 24.0 sq. metres (258.3 sq. feet)



Total area: approx. 101.4 sq. metres (1091.1 sq. feet)

