3 Manor Court, Barlby, YO8 5DN

Beautifully Presented Semi-Detached Property | Two Double Bedrooms | Potential Of No Chain | Driveway Parking | WC | Ideal Village Location | Viewing Highly Recommended

- Beautifully Presented Semi-Detached Property
- Gas Central Heating
- Council Tax Band - B
- Popular Village Location
- Two Double Bedrooms
- Freehold Property
- Ideal For First Time Buyers
- Driveway Parking
- EPC Rating - B
- Viewing Highly Recommended

Offers Over £210,000

Jigsaw Move are pleased to present this beautifully presented semi-detached house nestled in the charming village of Barlby. The property offers a perfect blend of modern living and comfort. Built in 2022, this new build property spans an impressive 1027.4 square feet and is still under the NHBC warranty, providing peace of mind for its future owners.

The home features a welcoming reception room, ideal for relaxation or entertaining guests. With two generously sized double bedrooms, there is ample space for family or guests, ensuring everyone can enjoy their own private retreat. The well-appointed bathroom adds to the convenience of this delightful residence.

One of the standout features of this property is the driveway parking, which provides easy access and additional convenience for residents and visitors alike. The property has a well-presented rear garden, which offers a lovely outdoor space for gardening, play, or simply enjoying the fresh air.
The location in a popular village setting enhances the appeal, offering a sense of community while still being within reach of local amenities.

Manor Court is a small exclusive development of traditionally built homes. All have been skillfully designed by the Architect, and carefully planned to enhance the character of the village of Barlby. The properties have a high standard of build quality and specification. The aim of the award winning builder WA Hare & Son who brought the site to life is to provide every comfort essential for contemporary living, combined with a traditional village way of life.

The development is located in the heart of this popular village, with Barlby containing a general grocery store, pharmacy, New Inn public house, a library, a late 19th Century Church, Barlby Community Primary School and Barlby High School which also serves pupils from the surrounding villages. Historically, Barlby was mentioned in The Domesday Book of 1086.

Despite the phenomenal changes that have occurred during this period, they have managed to retain the traditional values, skills and integrity necessary to build up an enviable reputation for quality well constructed new build and refurbished conservation buildings. The company is especially noted for its tasteful and sensitive developments aimed at achieving empathy with the surrounding buildings and local character. Building to very high standards and specifications enables traditional construction to merge seamlessly with modern contemporary living.

This semi-detached house is perfect for those seeking a modern lifestyle in a tranquil environment. There is a potential of no onward chain from the vendors. Whether you are a first-time buyer, a small family, or looking to downsize, this property is sure to meet your needs. Don't miss the opportunity to make this lovely house your new home in Barlby.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 18'1" x 13'11" (5.50m x 4.24m)

Kitchen/Diner 13'9" x 18'1" (4.20m x 5.50m)

WC

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 9'2" x 13'9" (2.80m x 4.20m)

Bedroom Two 10'10" x 13'9" (3.30m x 4.20m)

Family Bathroom

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

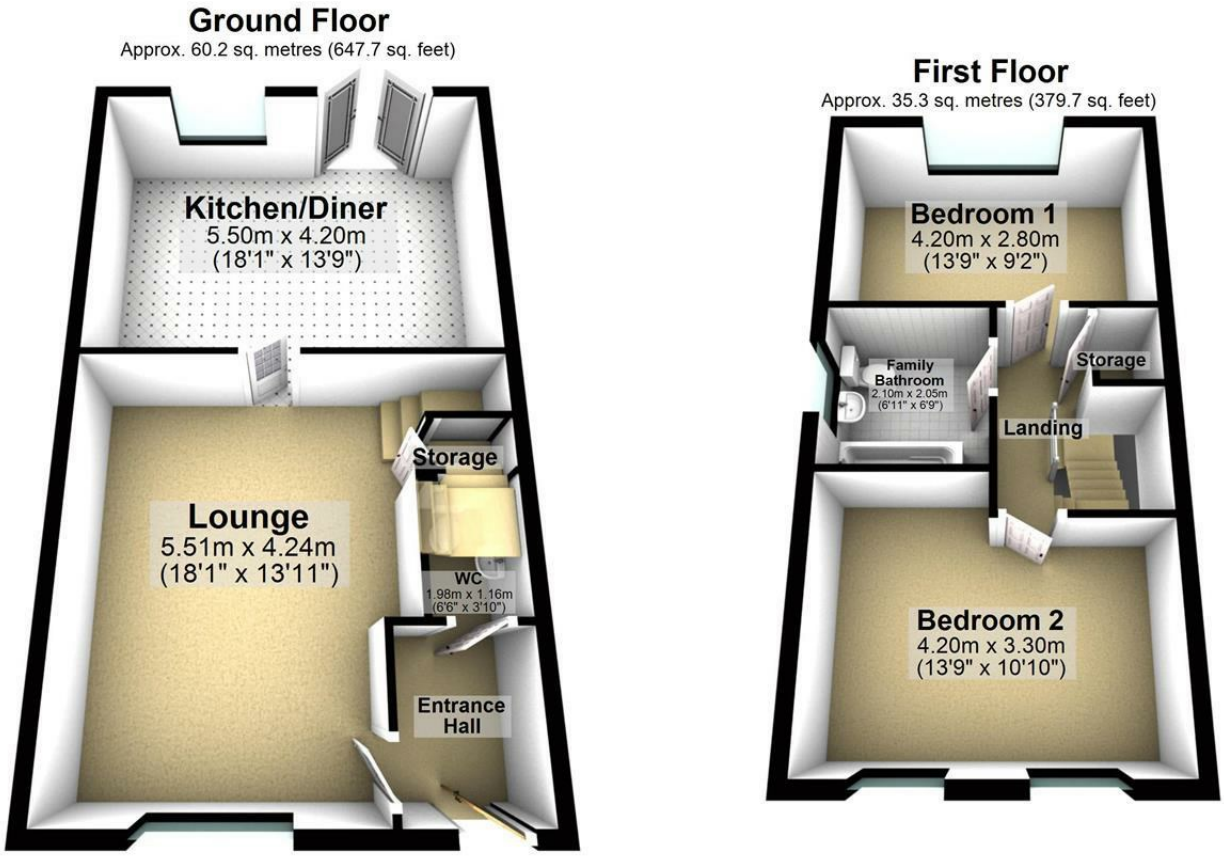
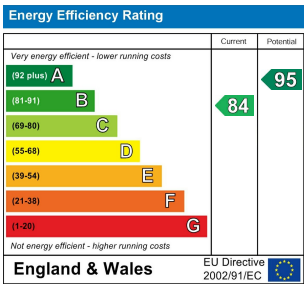
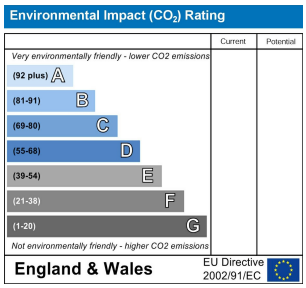
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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



Total area: approx. 95.4 sq. metres (1027.4 sq. feet)