



## 39 Green Lane, North Duffield, YO8 5RR

Semi-Detached Property | Three Bedrooms | No Onward Chain | Driveway Parking | Garage | Multiple Reception Rooms | En-Suite To Master Bedroom | Popular Village Location | Viewing Highly Recommended

- Semi-Detached Property
- Electric Heating
- Council Tax Band - D
- Rural Village Location
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Garage & Off Street Parking
- EPC Rating - D
- En-Suite To Master Bedroom

**£285,000**

Jigsaw Move are pleased to present this delightful semi-detached house nestled in the charming village of North Duffield, on Green Lane. The property offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and two bathrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed by a spacious entrance hallway that leads to a large lounge, complete with patio doors that open onto the rear garden, allowing for an abundance of natural light. The kitchen and dining room provide a wonderful space for entertaining or enjoying family meals together. The ground floor also features a convenient WC, enhancing the practicality of the home.

The first floor boasts a landing that leads to the master bedroom, which benefits from an en-suite shower room, ensuring privacy and comfort. The second bedroom is a generous double, complete with a built-in wardrobe, while the third bedroom offers additional versatility for guests or a home office.

Outside, the property features a charming front garden enclosed by a black railing fence, providing a welcoming entrance. The rear garden is a delightful retreat, featuring a patio area perfect for al fresco dining, alongside a grassy space for children to play or for gardening enthusiasts. Access to the detached garage is conveniently located at the back, along with a parking space.

The property is situated within the popular village location of North Duffield. This sought after village hosts a range of local amenities including; primary school, post office, public house, community centre, play park and doctors surgery. North Duffield is also an ideal location when commuting to Selby, York and Leeds as it is close to all major networks.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to settle in a peaceful community, this home on Green Lane is not to be missed.

### GROUND FLOOR ACCOMMODATION

**Entrance Hall 9'2" x 4'8" (2.79m x 1.42m)**

**Lounge 17'7" x 10'11" (5.37m x 3.34m)**

**Kitchen 9'4" x 10'6" (2.84m x 3.19m)**

**Dining Room 7'10" x 10'9" (2.38m x 3.28m)**

**WC 2'11" x 4'9" (0.90m x 1.45m)**

### FIRST FLOOR ACCOMMODATION

**Landing 4'0" x 8'3" (1.23m x 2.51m)**

**Bedroom One 10'10" x 15'4" (3.29m x 4.67m)**

**Bedroom Two 13'4" x 13'4" (4.07m x 4.06m)**

**Bedroom Three 8'1" x 8'1" (2.46m x 2.47m)**

**Bathroom 6'6" x 6'9" (1.97m x 2.06m)**

### 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.

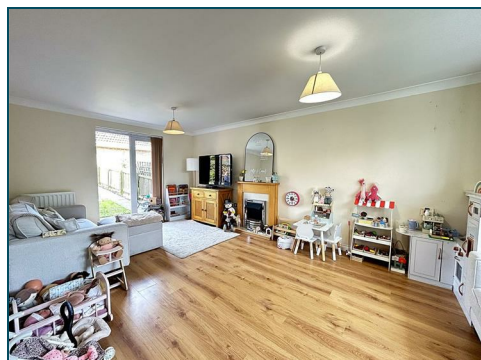
For further information, please contact our branch:

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

## En-suite Shower Room 6'4" x 6'7" (1.92m x 2.01m)

Window to front.

## 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 – Electric central or room heating

Broadband – FTTC (fibre to the cabinet)

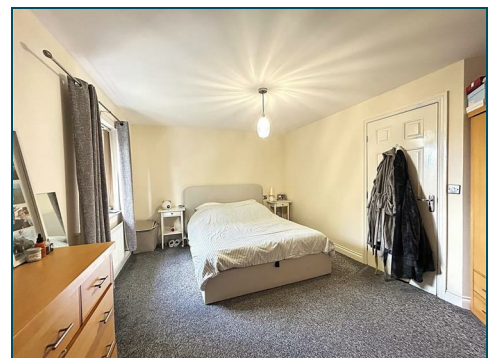
Mobile signal/coverage is good in this area

## 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.

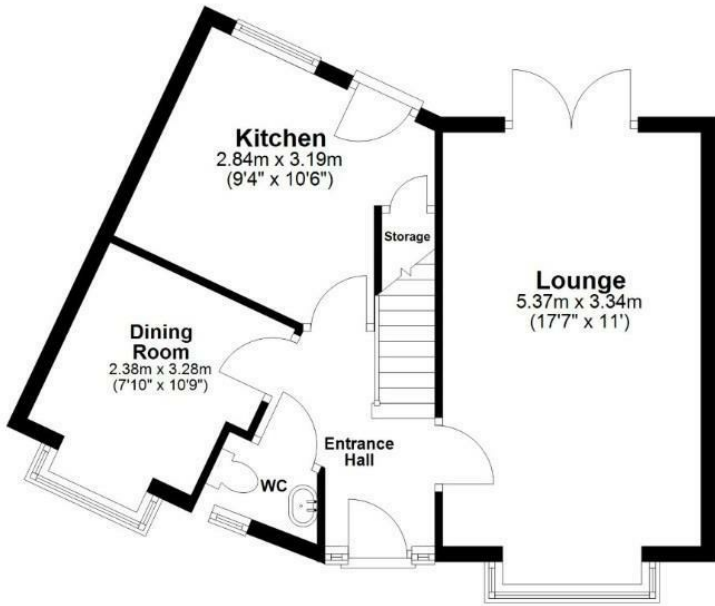
## WINDOWS

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



### Ground Floor

Approx. 43.8 sq. metres (471.1 sq. feet)



### First Floor

Approx. 45.9 sq. metres (494.4 sq. feet)



Total area: approx. 89.7 sq. metres (965.5 sq. feet)

