



## 17 Croft Way, Camblesforth, Selby, YO8 8JJ

Semi-Detached Property | Three Bedrooms | Off Street Parking | Detached Garage | Multiple Reception Rooms  
| Ideal Family Property | Popular Village Location | Viewing Highly Recommended

- Sem-Detached Property
- Gas Central Heating
- Council Tax Band - B
- Popular Village Location
- Three Bedrooms
- Freehold Property
- Multiple Reception Rooms
- Garage & Driveway Parking
- EPC Rating - C
- Ideal Family Home

**Asking Price £190,000**

Jigsaw Move are pleased to present this delightful semi-detached house on Croft Way nestled in the charming village of Camblesforth, Selby. The property presents an ideal opportunity for families seeking a comfortable and well-appointed home. Built in 1976, the property boasts a thoughtful layout that maximises space and functionality.

Upon entering, you are welcomed by a spacious entrance hallway that leads to a cosy lounge, perfect for relaxation. The heart of the home is undoubtedly the kitchen, which seamlessly opens into the dining room, creating an inviting atmosphere for family meals and entertaining. The patio doors provide a lovely view and access to the well-maintained rear garden, enhancing the indoor-outdoor living experience.

The first floor features three bedrooms, offering ample space for family members or guests. The bathroom is equipped with a modern double shower, ensuring convenience and comfort for all.

Outside, the property is equally impressive. A detached garage and carport provide secure parking, with off-road parking available for up to four cars. The rear garden is a true highlight, featuring a lush grassy area and a charming patio seating space at the bottom, ideal for summer gatherings. A gravelled area behind the garage adds to the practicality of the outdoor space.

The property is situated within the desirable village of Camblesforth. This sought after village hosts a range of local amenities including; Local shop, fish and chip shop, takeaway, hair salon, public house/restaurant and Play Park. It is also close to Drax golf course and carvery. Camblesforth further benefits easy access to local Selby, Carlton, Snaith and Goole and is a great location for commuters due to its access links to all major networks including M62 making it perfect for those travelling to York, Leeds and Hull.

This home is not only well-maintained but also perfectly positioned for family living, making it a wonderful choice for those looking to settle in a friendly community. With its combination of comfort, space, and outdoor enjoyment, this property is a must-see for prospective buyers.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

Lounge 15'1" x 11'5" (4.60m x 3.49m)

Kitchen 9'11" x 9'0" (3.03m x 2.74m)

Dining Room 9'11" x 7'8" (3.03m x 2.33m)

## FIRST FLOOR ACCOMMODATION

Landing 10'8" x 6'1" (3.24m x 1.85m)

Bedroom One 16'1" x 10'7" (4.91m x 3.22m)

Bedroom Two 10'5" x 10'7" (3.18m x 3.22m)

Bedroom Three 8'6" x 5'8" (2.59m x 1.72m)

Bathroom 6'7" x 6'0" (2.03m x 1.85m)

## EXTERNAL

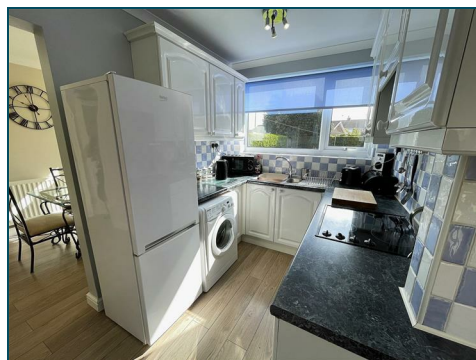
### ANTI-MONEY LAUNDERING (AML) CHECKS

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

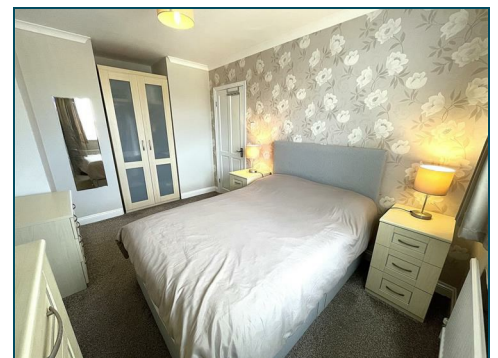
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

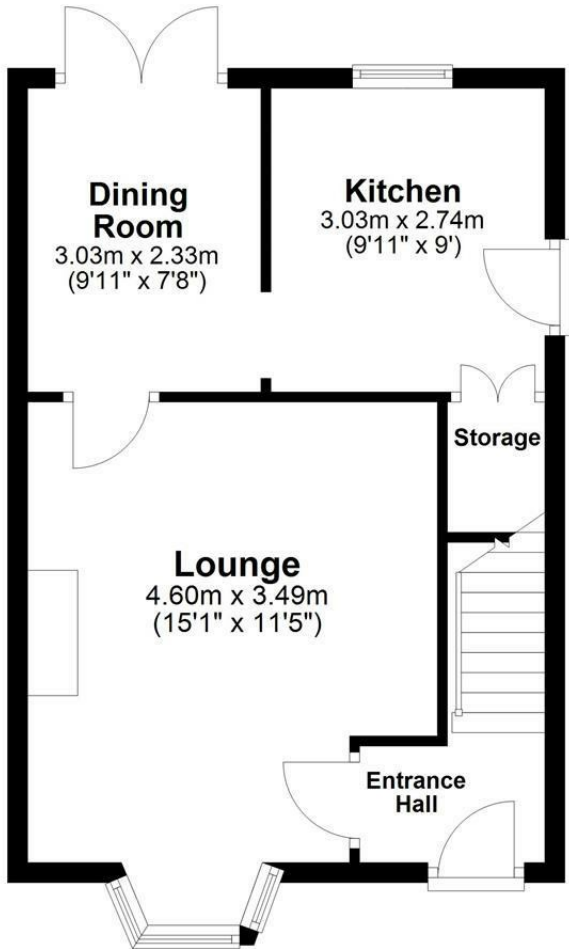
## WINDOWS

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



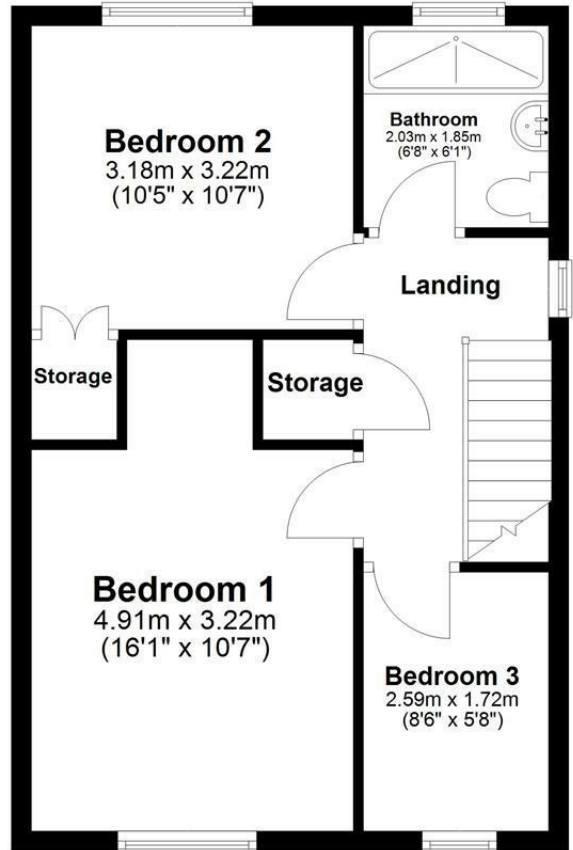
## Ground Floor

Approx. 40.7 sq. metres (437.8 sq. feet)

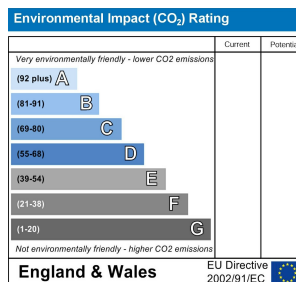
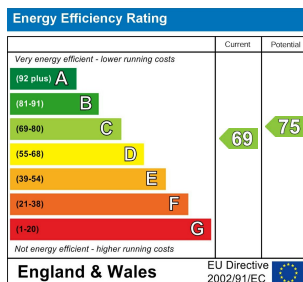


## First Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



Total area: approx. 82.4 sq. metres (886.7 sq. feet)



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