2 Tate Close, Wistow, YO8 3YW

Detached Property | Three Bedrooms | No Onward Chain | Driveway Parking | Double Garage | Downstairs Wet Room | Popular Village Location | Viewing Highly Recommended

- Detached Property
- Three Bedrooms
- Driveway Parking And Double Garage
- Oil Heating
- Freehold Property
- EPC Rating - D
- Council Tax Band - C
- No Onward Chain
- Multiple Reception Rooms
- Popular Village Location

Offers Over £300,000

Jigsaw Move are pleased to present this delightful detached house. Nestled in the charming area of Tate Close, Wistow. The property offers a perfect blend of comfort and practicality. Spanning an impressive 1,281 square feet.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The layout is thoughtfully designed to ensure a warm and welcoming atmosphere throughout.

The home features three bedrooms, ensuring that there is plenty of room for family or guests. With two shower rooms, one of which is conveniently a downstairs wet room and a separate WC, this property is designed to accommodate the needs of modern living with ease.

For those with vehicles, the property includes a double garage, offering secure parking and additional storage options. Furthermore, there is parking available for two cars, ensuring convenience for residents and visitors alike.

The absence of an onward chain adds to the appeal, allowing for a smoother transition into your new home. Whether you are looking to settle down or seeking a sound investment, this property presents an excellent opportunity.

The property is situated within the desirable village of Wistow. This sought after village hosts a range of local amenities including; primary school, public house, fish and chip shop, and playing fields. Wistow is also an ideal location for commuters due to its access links to all major networks making it perfect for those travelling to York, Leeds and Hull.

With its spacious layout and practical amenities, this house on Tate Close is not to be missed. Come and experience the charm and convenience of Wistow living.

GROUD FLOOR ACCOMMODATION

Entrance Hall

Reception Room 19'11" x 11'7" (6.07m x 3.52m)

Lounge 19'11" x 11'2" (6.07m x 3.41m)

Kitchen 12'9" x 10'8" (3.88m x 3.24m)

Shower Room 3'10" x 10'8" (1.17m x 3.24m)

WC 3'7" x 5'2" (1.10m x 1.57m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 11'2" x 10'1" (3.41m x 3.07m)

Bedroom Two 8'8" x 10'1" (2.65m x 3.07m)

Bedroom Three 8'2" x 9'7" (2.50m x 2.93m)

Shower Room 5'6" x 9'5" (1.68m x 2.88m)

EXTERNAL

Double Garage

Oil Tank

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.

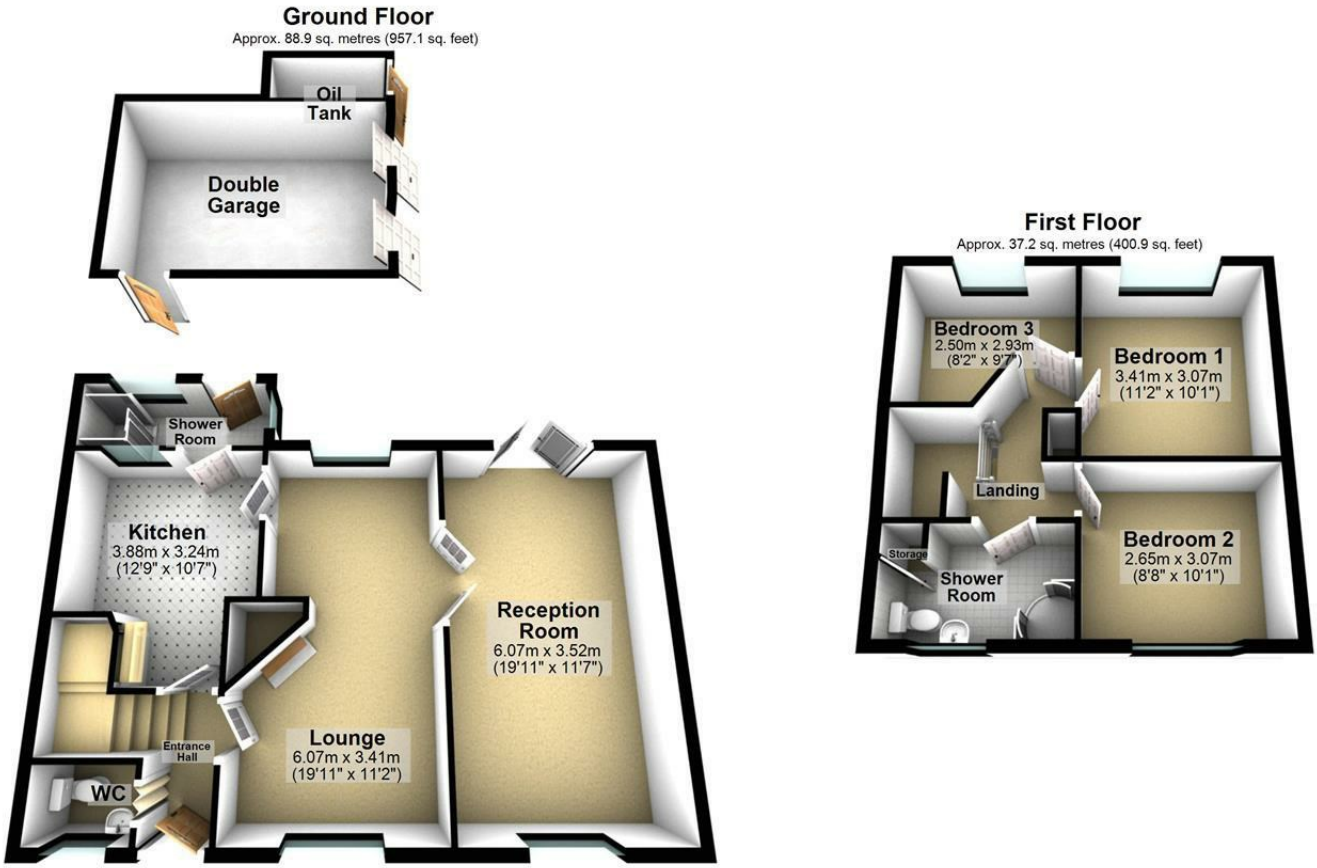
MEASUREMENTS
These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.
All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

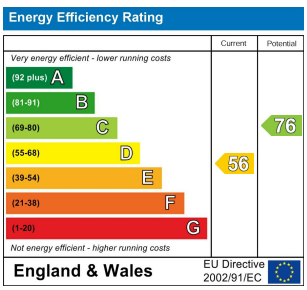
PROPERTY DETAILS
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars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

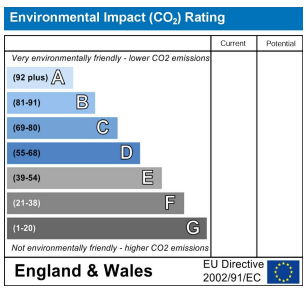
VIEWINGS
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly 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. 126.2 sq. metres (1358.0 sq. feet)





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£100
GIFT CARD

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