



## 25 Ash Close, North Duffield, North Yorkshire, YO8 5TR

Semi-Detached Property | Three Bedrooms | No Onward Chain | Driveway Parking | Quiet Cul-De-Sac | Ideal Family Home | Popular Village Location | Viewing Highly Recommended

- Semi-Detached Property
- Oil Central Heating
- Council Tax Band - C
- Viewing Highly Recommended
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking
- EPC Rating - E
- Popular Village Location

**£220,000**

Jigsaw Move are pleased to present this charming semi-detached house nestled in the tranquil cul-de-sac of Ash Close, North Duffield. The property offers a delightful family home. With three well-proportioned bedrooms, this property is perfect for those seeking comfort and space. The entrance hallway welcomes you into a generous lounge, ideal for relaxation and entertaining guests.

The heart of the home is undoubtedly the spacious kitchen diner, which features a door that open directly into the expansive rear garden. This seamless connection between indoor and outdoor living is perfect for summer gatherings or simply enjoying the fresh air. The garden is not only large but also includes a handy shed for additional storage, making it a versatile space for gardening enthusiasts or families with children.

On the first floor, you will find three inviting bedrooms, each offering a peaceful retreat at the end of the day. The family bathroom is conveniently located to serve all bedrooms, ensuring practicality for everyday living.

One of the standout features of this home is the absence of an onward chain, allowing for a smooth and hassle-free purchase process. Parking is a breeze with space for multiple vehicles on the driveway, making it ideal for families or guests. The property has had a new oil boiler installed just two years ago, providing efficient heating and peace of mind for the new owner.

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.

This lovely home combines comfort, convenience, and a serene setting, making it a wonderful opportunity for anyone looking to settle in North Duffield. Don't miss the chance to make this delightful property your own.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

Lounge 15'3" x 15'3" (4.65m x 4.64m)

Kitchen 7'11" x 15'3" (2.41m x 4.64m)

### WC

## FIRST FLOOR ACCOMMODATION

### Landing

Bedroom One 12'2" x 8'8" (3.73m x 2.65m)

Bedroom Two 11'2" x 8'8" (3.41m x 2.65m)

Bedroom Three 6'6" x 5'9" (1.98m x 1.76m)

Bathroom 5'5" x 6'8" (1.64m x 2.03m)

## 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.

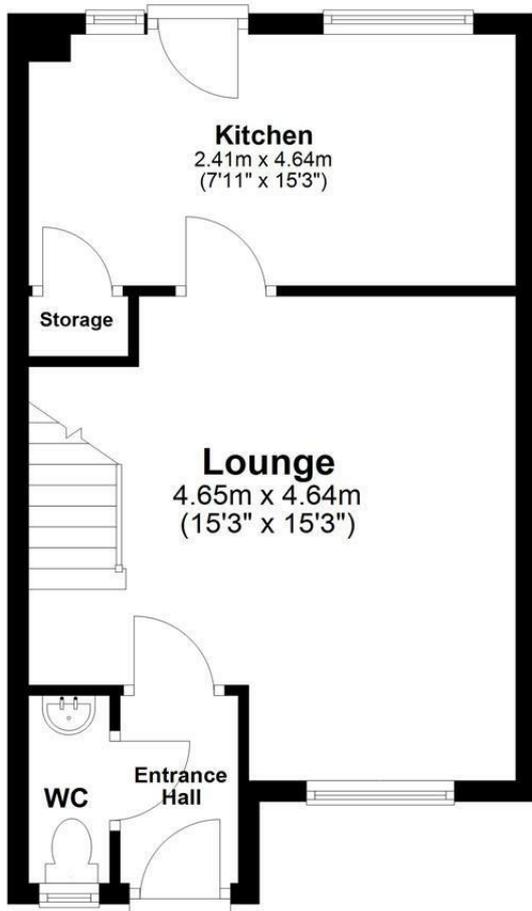
## WINDOWS

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



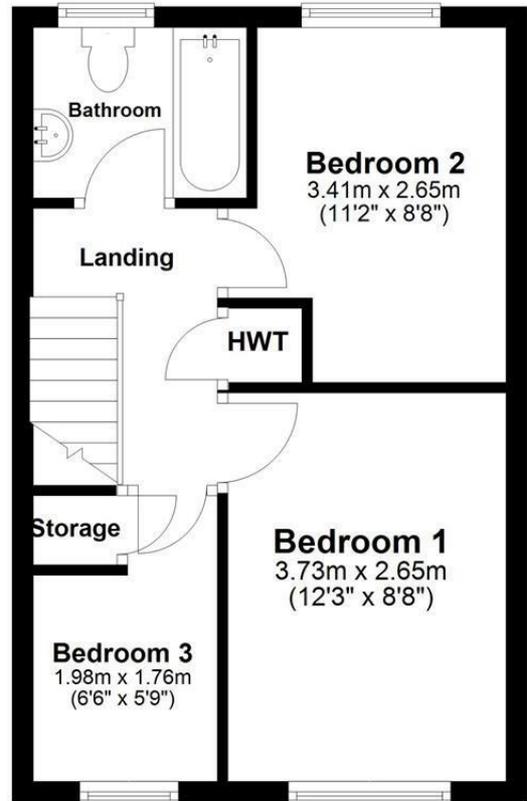
## Ground Floor

Approx. 35.2 sq. metres (378.5 sq. feet)

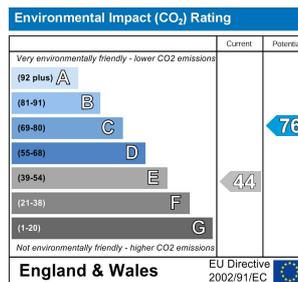
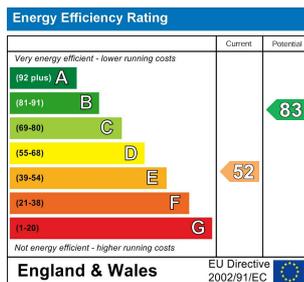


## First Floor

Approx. 32.6 sq. metres (350.8 sq. feet)



Total area: approx. 67.8 sq. metres (729.4 sq. feet)



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