



2 Snaith Road, East Cowick, Goole, DN14 9DF

Three Bedroom Semi Detached | Modern Bathroom & Kitchen | Village Location | Ideal First Time Buy | Viewing Is A Must

- Semi-Detached Home in Village Location
- Oil Central Heating
- Council Tax Band - A
- Three Good Sized Bedrooms
- Freehold
- Considerable Rear Garden
- Off-Street Driveway Parking
- EPC - E
- Ideal First Time Buy

£170,000

Jigsaw Move are pleased to welcome to the market in the charming village of East Cowick, this delightful semi-detached house on Snaith Road offering modern living. Built in 1935, the property boasts a generous 828 square feet of well-designed space, making it an ideal choice for first-time buyers seeking a welcoming home.

Upon entering, you will find a comfortable reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The house features three well-proportioned bedrooms, each offering ample space for personalisation and comfort. The modern kitchen is equipped with contemporary fittings, making meal preparation a pleasure, while the stylish bathroom ensures convenience for the whole family.

One of the standout features of this property is the good-sized rear garden, which presents an excellent opportunity for outdoor enjoyment, whether it be for gardening, children's play, or simply unwinding in the fresh air. The village location adds to the appeal, providing a sense of community and tranquillity, while still being within easy reach of local amenities.

This semi-detached house is not just a property; it is a place where memories can be made. With its modern updates and charming features, it is a wonderful opportunity for those looking to step onto the property ladder in a picturesque setting. Do not miss the chance to make this lovely house your new home.

GROUD FLOOR ACCOMODATION

Kitchen 15'11" x 8'6" (4.85m x 2.59m)

Lounge 15'11" x 11'9" (4.85m x 3.59m)

Conservatory 9'5" x 9'1" (2.86m x 2.78m)

Bathroom 5'4" x 6'3" (1.62m x 1.91m)

FIRST FLOOR ACCOMODATION

Bedroom 1 15'11" x 8'5" (4.84m x 2.56m)

Bedroom 2 8'1" x 11'11" (2.47m x 3.63m)

Bedroom 3 7'5" x 8'7" (2.26m x 2.62m)

Landing 7'5" x 5'10" (2.26m x 1.79m)

ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Hipla 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.

UTILITIES MATERIAL INFORMATION

DELETE AS APPROPRIATE...

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Oil central heating

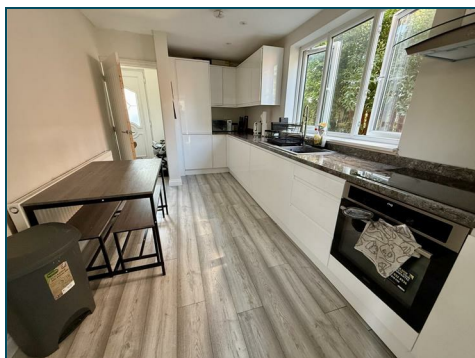
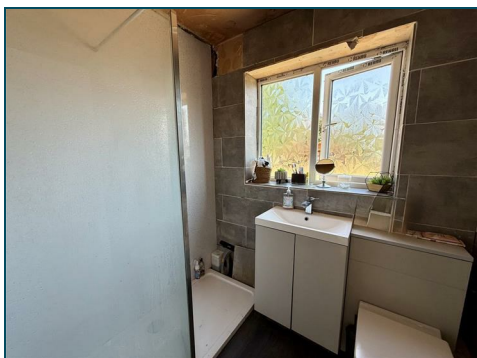
Mobile signal/coverage is good in this area

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.

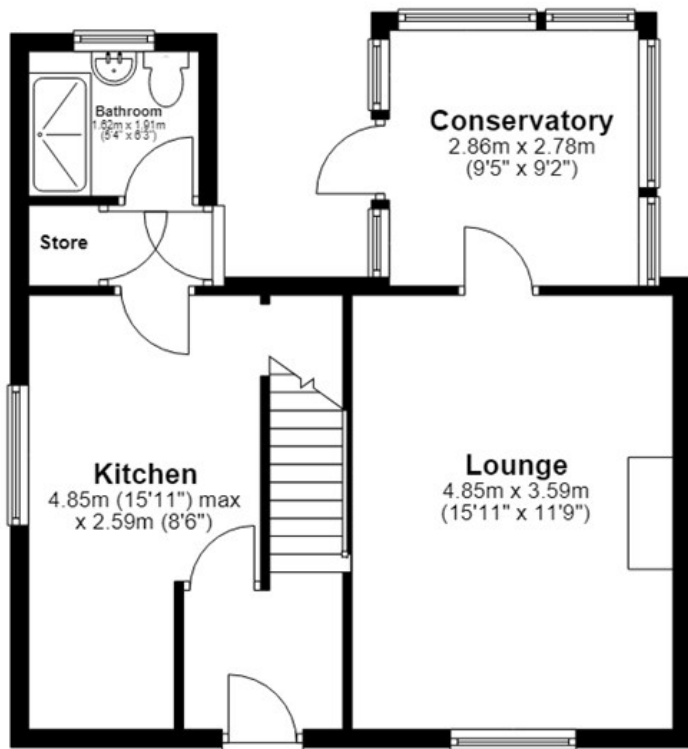
WINDOWS

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



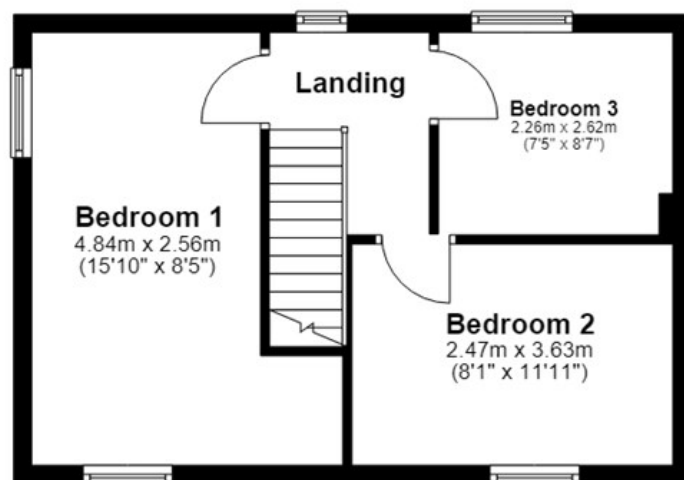
Ground Floor

Approx. 48.4 sq. metres (520.5 sq. feet)



First Floor

Approx. 34.8 sq. metres (375.0 sq. feet)



Total area: approx. 83.2 sq. metres (895.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			

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EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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