



10 Chappell Close, Goole, DN14 6FL

Detached Property | Three Bedrooms | Potential Of No Chain | Master Bedroom With En-Suite | Utility Room | Viewing Highly Recommended | Popular Town Location

- Beautifully Presented Detached Property
- Gas Central Heating
- Council Tax Band - C
- Bi-Folding Doors To Rear Garden
- Three Bedrooms
- Freehold Property
- Potential Of No Onward Chain
- Double Driveway Parking
- EPC Rating - B
- En-Suite To Master Bedroom

£277,500

Jigsaw Move are pleased to welcome you to this stunning detached house located on Chappell Close in Goole, built in 2023. This modern property offers a generous living space of 1,036 square feet, making it an ideal family home.

As you enter, you are greeted by a spacious ground floor entrance hallway that leads to a well-appointed WC. The large lounge provides a comfortable area for relaxation, while the impressive kitchen diner features bi-folding doors that open up to the beautifully presented rear garden, creating a seamless indoor-outdoor living experience. Additionally, a utility room adds to the practicality of this delightful home.

On the first floor, you will find a well-designed landing that leads to the master bedroom, complete with an en-suite shower room for added convenience. There are also two further bedrooms, perfect for family or guests, along with a stylish family bathroom.

The rear garden is a true highlight, featuring well-maintained borders and planted trees, offering a tranquil space for outdoor enjoyment. The front garden is equally appealing, with lush grass and mature borders enhancing the property's curb appeal. For those with vehicles, the property boasts driveway parking for two cars, ensuring ease of access.

The property is situated within the popular location of Goole. Goole hosts a range of local amenities including a buzzing high street with; shops, doctors, opticians, beauty parlours, super markets and restaurants. With its close proximity to all major networks, Goole is ideal when commuting to York, Leeds and Hull.

With the potential for no chain, this property presents an excellent opportunity for buyers seeking a modern, well-equipped home in a desirable location. Don't miss your chance to make this beautiful house your new home.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 17'11" x 10'2" (5.47m x 3.11m)

Kitchen/Diner 17'11" x 10'1" (5.47m x 3.08m)

Utility 5'4" x 7'0" (1.63m x 2.14m)

WC 5'10" x 3'6" (1.78m x 1.08m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 11'11" x 10'1" (3.62m x 3.08m)

En-suite 5'8" x 6'11" (1.75m x 2.11m)

Bedroom Two 10'4" x 10'2" (3.15m x 3.11m)

Bedroom Three 7'3" x 10'2" (2.22m x 3.11m)

Bathroom 6'5" x 7'0" (1.96m x 2.14m)

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.

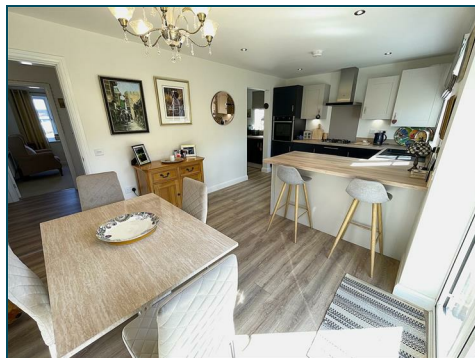
For further information, please contact our branch:

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.

UTILITIES MATERIAL INFORMATION

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

Broadband – FTTP (fibre to the premises)

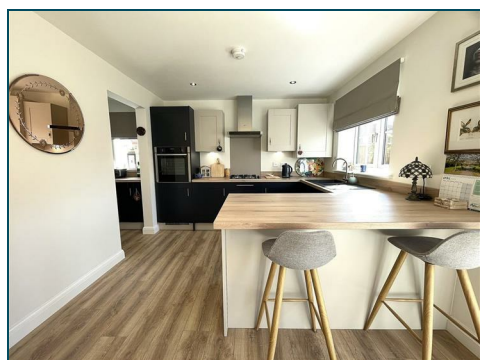
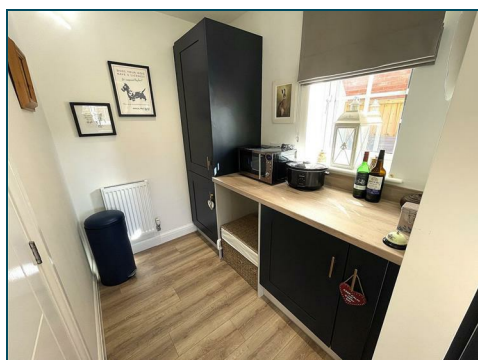
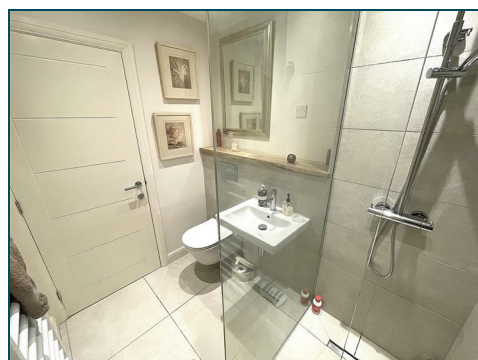
Mobile signal/coverage is good in this area

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.

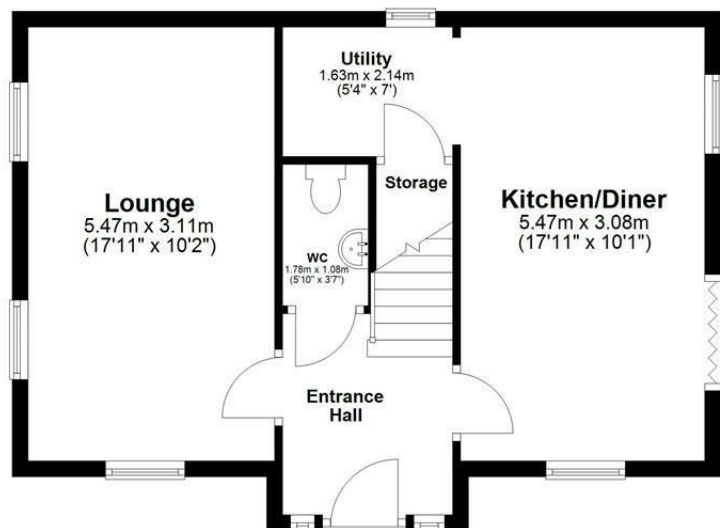
WINDOWS

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



Ground Floor

Approx. 48.1 sq. metres (518.1 sq. feet)



First Floor

Approx. 48.1 sq. metres (518.1 sq. feet)



Total area: approx. 96.3 sq. metres (1036.3 sq. feet)

