



## 11 Badgers Way, Cliffe, YO8 6RN

Three Storey End Terrace Town House | Four Bedrooms | Driveway Parking | Integral Garage | Beautiful External Views To The Rear | Two En-Suites | Popular Village Location | Ideal Family Home | Viewing Highly Recommended

- End Terrace Townhouse
- Gas Central Heating
- Council Tax Band - C
- Ideal Family Home
- Four Bedrooms
- Freehold Property
- Master Bedroom & Bedroom Two With En-Suites
- Driveway Parking & Integral Garage
- EPC Rating - C
- Multiple Reception Rooms

**Asking Price £250,000**

Jigsaw Move are pleased to present this splendid end terrace town house nestled in the charming area of Badgers Way, Cliffe. The property offers a perfect blend of modern living and comfort. Built in 2013, the property spans an impressive 1,184 square feet and is thoughtfully designed across three storeys, providing ample space for families or those seeking a stylish home.

Upon entering, you are greeted by a welcoming kitchen diner, ideal for family meals and entertaining guests. The ground floor features a spacious kitchen diner, perfect for family meals and gatherings, alongside a convenient WC and a delightful conservatory that floods the area with natural light.

As you ascend to the first floor, you will find a spacious lounge that serves as a perfect retreat for unwinding after a long day. This level also boasts a well-appointed bedroom with an en-suite bathroom, ensuring privacy and comfort for guests or family members.

The second floor is dedicated to the master bedroom, complete with its own en-suite, providing a luxurious escape. Additionally, there is bedroom three and four on this level, which can be utilised as a guest rooms, study, or playroom, depending on your needs.

The property is complemented by a well-presented rear garden, providing a serene outdoor space to enjoy the beautiful views. Additionally, the integral garage and parking for a vehicle ensures that you have all the practical amenities you need.

This delightful home is not only well-located but also offers a harmonious blend of space, style, and functionality, making it an ideal choice for those looking to settle in a vibrant community. Don't miss the opportunity to make this wonderful property your own.

**GROUND FLOOR ACCOMMODATION**

**Entrance Hall**

**Kitchen/Diner 8'6" x 14'10" (2.60m x 4.51m)**

**WC 5'6" x 2'3" (1.67m x 0.68m)**

**Conservatory**

**FIRST FLOOR ACCOMMODATION**

**Landing**

**Lounge 12'2" x 14'10" (3.72m x 4.52m)**

**Bedroom One 10'5" x 8'5" (3.18m x 2.56m)**

**En-suite Shower Room 5'9" x 5'2" (1.75m x 1.57m)**

**SECOND FLOOR ACCOMMODATION**

**Landing**

**Bedroom Two 10'4" x 11'3" (3.15m x 3.44m)**

**En-suite Shower Room 10'4" x 2'11" (3.15m x 0.90m)**

**Bedroom Three 9'7" x 8'0" (2.92m x 2.43m)**

**Bedroom Four 6'6" x 6'3" (1.99m x 1.90m)**

**Bathroom 5'9" x 8'0" (1.75m x 2.43m)**

**EXTERNAL**

**Garage 16'4" x 7'10" (4.98m x 2.39m)**





## 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

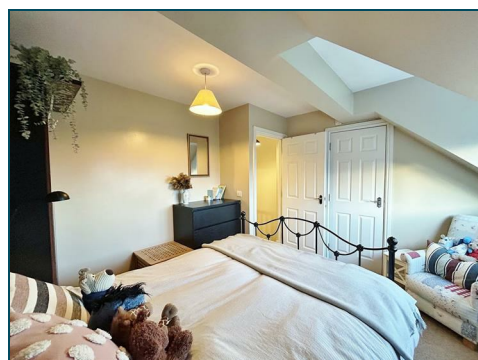
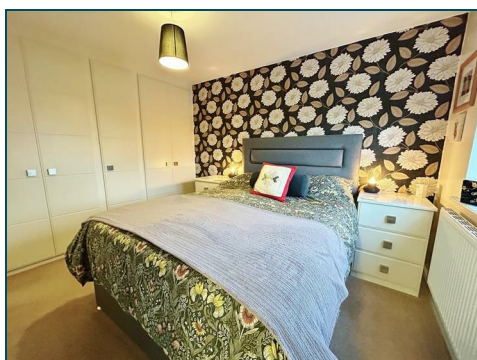
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

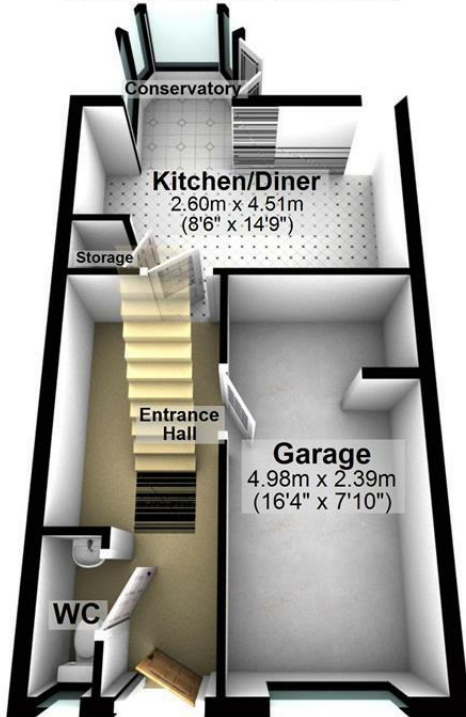
## WINDOWS

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



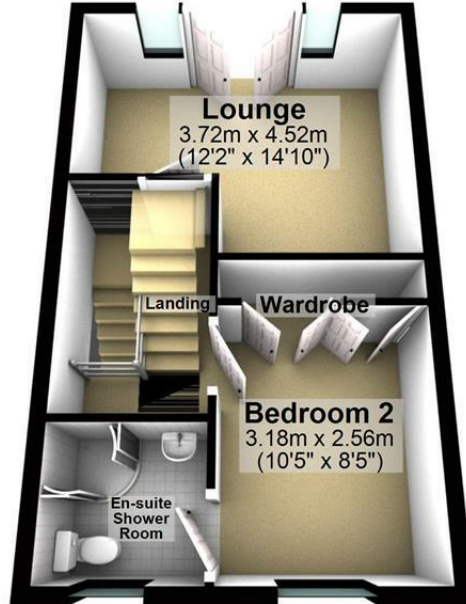
## Ground Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



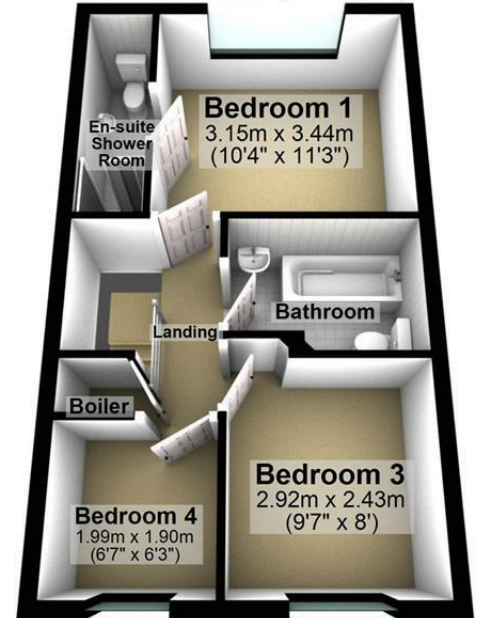
## First Floor

Approx. 30.7 sq. metres (330.9 sq. feet)



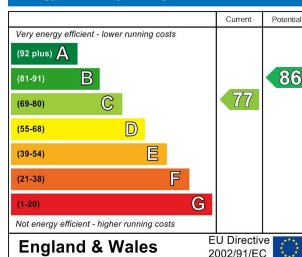
## Second Floor

Approx. 34.5 sq. metres (371.2 sq. feet)



Total area: approx. 102.5 sq. metres (1102.9 sq. feet)

### Energy Efficiency Rating

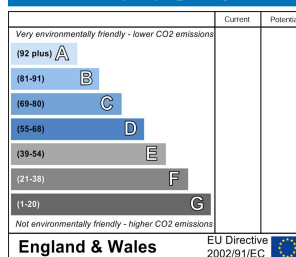


England & Wales

EU Directive 2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive 2002/91/EC



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