

Pond View House The Green, North Duffield, Selby, Yorkshire, YO8 5RF

Detached Property | Four Bedrooms | Driveway Parking | Garage | Large Open Plan Kitchen Diner | Popular Village Location | Ideal Family Home | Viewing Highly Recommended

- Beautifully Presented Detached Property
- Four Spacious Bedrooms
- Driveway Parking With Garage
- Oil Central Heating
- Freehold Property
- EPC Rating - D
- Council Tax Band - D
- Utility Room
- Master Bedroom With En-Suite
- Popular Village Location

Offers Over £370,000

Jigsaw Move are pleased to present this beautifully presented detached house nestled in the charming village of North Duffield, Selby. The property offers a perfect blend of modern living and traditional comfort. With an impressive four bedrooms, this property is ideal for families seeking space and convenience.

Upon entering, you are greeted by a spacious lounge, providing ample room for relaxation and entertaining guests. The heart of the home is undoubtedly the beautifully presented large kitchen diner, which features patio doors that seamlessly connect the indoor space to the delightful rear garden. This area is perfect for family gatherings or enjoying a quiet meal while overlooking the garden.

With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The property boasts three well-appointed bathrooms, including a convenient downstairs WC, a master bedroom with its own en-suite WC, and a family shower room, ensuring that everyone has their own space and comfort. The utility room adds to the practicality of the layout, making daily routines more manageable

For those with vehicles, the long driveway offers parking for up to three vehicles, while the garage has been creatively transformed into an additional reception room, providing even more versatility to the living space. The Green offers a peaceful setting, making it an ideal location for those who appreciate a tranquil lifestyle while still being within easy reach of local amenities.

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. The local pub is also a lovely community setting for the local village. North Duffield is also an ideal location when commuting to Selby, York and Leeds as it is close to all major networks.

This home is not just a place to live; it is a sanctuary that combines style, functionality, and a welcoming atmosphere. With its prime location and generous amenities, this property is a rare find in North Duffield. Do not miss the opportunity to make this beautiful house your new home.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 15'9" x 12'2" (4.80m x 3.70m)

Kitchen/Dining Room 20'0" x 20'3" (6.09m x 6.18m)

Inner Hallway

Utility 6'3" x 7'10" (1.90m x 2.40m)

WC

Garage/ Reception Room 12'10" x 7'10" (3.90m x 2.40m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 15'1" x 7'7" (4.60m x 2.30m)

En-suite Shower Room 5'1" x 7'7" (1.55m x 2.30m)

Bedroom Two 12'6" x 8'10" (3.80m x 2.70m)

Bedroom Three 9'10" x 8'10" (3.00m x 2.70m)

Bedroom Four 9'10" x 6'0" (3.00m x 1.82m)

Bathroom 4'6" x 6'8" (1.37m x 2.04m)

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 – LPG/oil central heating (tanks and/or bottles)

Broadband – FTTC (fibre to the cabinet)

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.

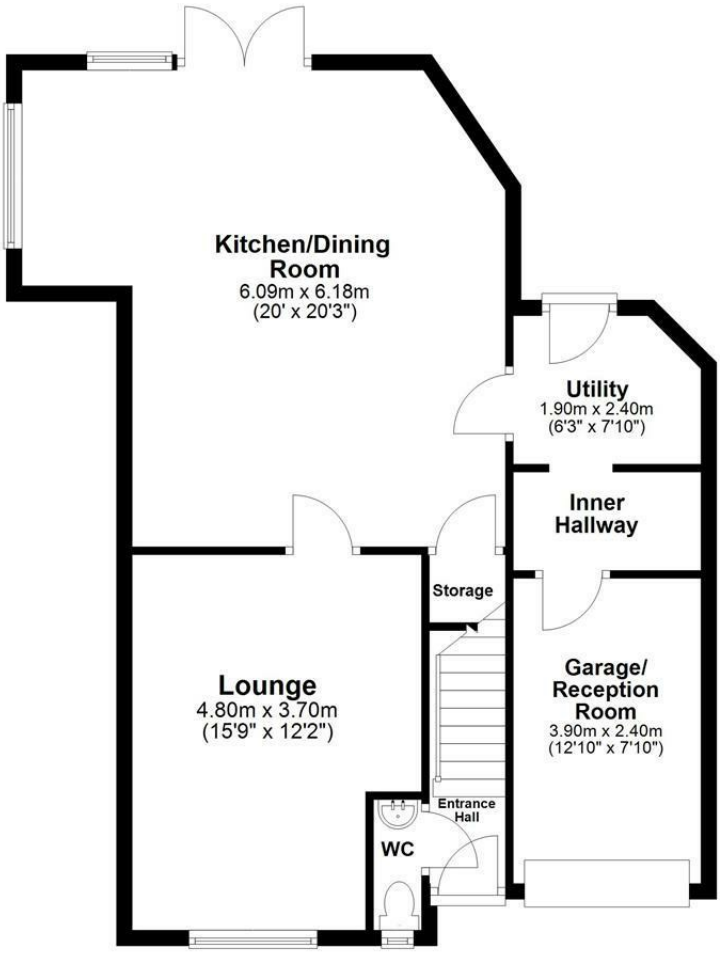






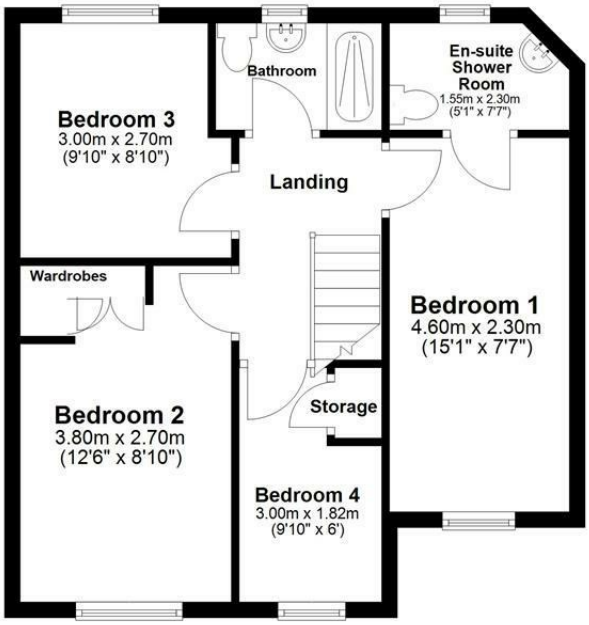
Ground Floor

Approx. 72.8 sq. metres (784.0 sq. feet)



First Floor

Approx. 48.4 sq. metres (521.3 sq. feet)



Total area: approx. 121.3 sq. metres (1305.2 sq. feet)

