



29 Chapel Street, Tadcaster, LS24 9AS

Characterful Three Bedroom Semi-Detached | Log Burner in Lounge | Two Reception Rooms | Rear Garden & Outbuilding Storage | Ideal Location & Close to Local Amenities

- Charming Three Bedroom Characterful Property
- Gas Central Heating
- Council Tax Band - C
- Semi-Detached with Enclosed Rear Yard
- Freehold
- Close to Local Amenities & Ideal Location for Commuters
- Street Parking
- EPC - TBC
- Viewing is Highly Advised to Appreciate What This Property Has to Offer

£240,000

Jigsaw Move are pleased to welcome to the market, this characterful, charming and beautiful, this delightful period property is ideally situated in the popular market town of Tadcaster. With excellent transport and commuter links to both York and Leeds,

The welcoming lounge presents a cosy feel thanks to the beautiful log-burning stove — the perfect spot to relax and unwind on a chilly winter evening. From the lounge there are double doors which open into the dining room. Generously proportioned, there is plenty of space for a large dining table and chairs, with ample room for additional furniture. A feature period fireplace adds further character and charm to this lovely room, which really needs to be seen to be appreciated. The dining room also provides access to the private courtyard garden and leads through to the kitchen with a fitted fridge freezer, gas hob and electric oven, along with space for a freestanding dishwasher and washing machine.

To the first floor are two bedrooms, the family bathroom and stairs leading to the second floor which hosts a further bedroom. The contemporary family bathroom provides plenty of storage and comprises a bath with shower over, WC and wash hand basin.

Externally, the property boasts a private and fully enclosed courtyard garden to the rear and features a good sized shed offering excellent additional storage and is ideal for keeping bikes and outdoor equipment.

GROUND FLOOR ACCOMODATION

Lounge 13'3" x 13'3" (4.05m x 4.03m)

Dining Room 13'3" x 13'2" (4.05m x 4.02m)

Kitchen 11'4" x 5'3" (3.46m x 1.61m)

FIRST FLOOR ACCOMODATION

Bedroom 1 13'2" x 12'1" (4.02m x 3.68m)

Bathroom 11'5" x 8'11" (3.47m x 2.71m)

Bedroom 2 10'2" x 9'7" (3.10m x 2.92m)

Landing 6'7" x 3'3" (2.00m x 1.00m)

SECOND FLOOR ACCOMODATION

Bedroom 3 14'7" x 13'2" (4.45m x 4.02m)

Eaves Storage 1'10" x 13'2" (0.57m x 4.02m)

Eaves Storage 1'10" x 13'2" (0.55m x 4.02m)

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

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

Broadband – FTTP (fibre to the premises)

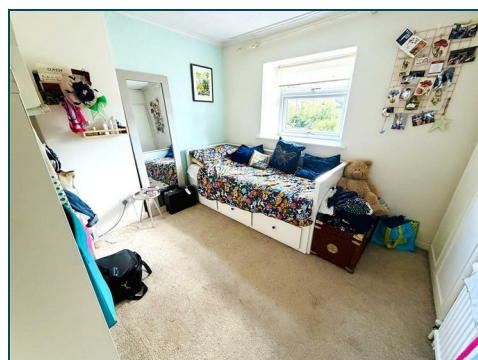
Mobile signal/coverage is good in this area

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.

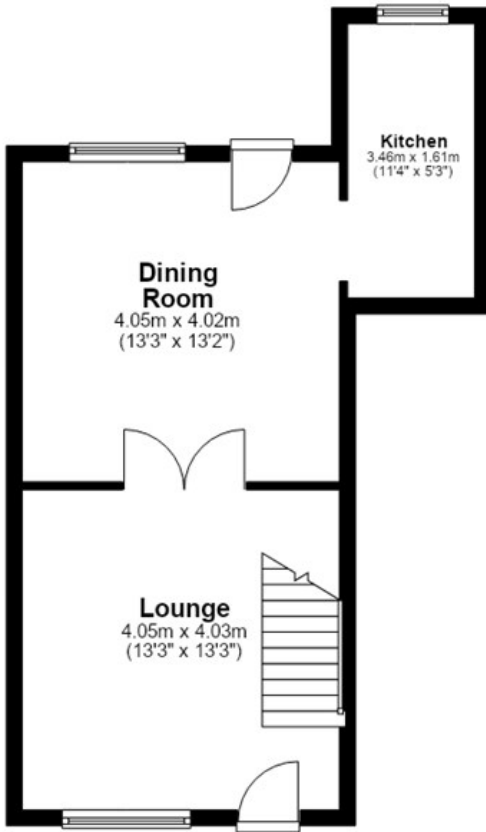
WINDOWS

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



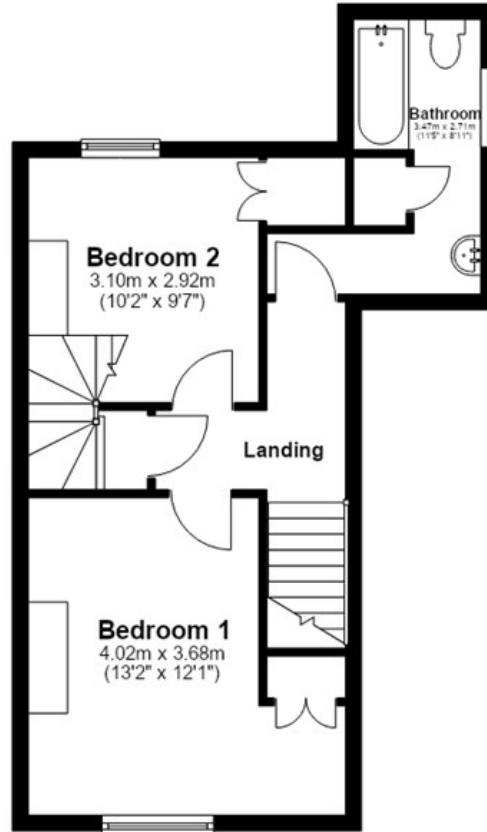
Ground Floor

Approx. 38.7 sq. metres (417.0 sq. feet)



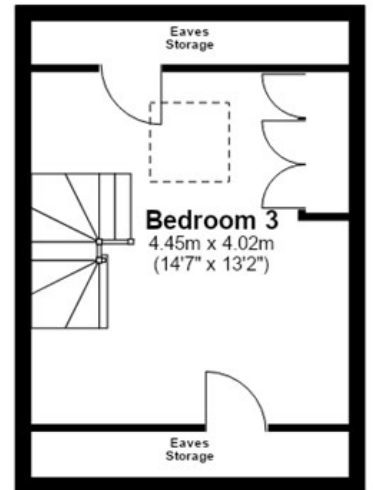
First Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



Second Floor

Approx. 23.2 sq. metres (249.6 sq. feet)



Total area: approx. 100.8 sq. metres (1084.6 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		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		EU Directive 2002/91/EC	