

42 Oak Road, North Duffield, YO8 5TN

Three Bedroom Semi-Detached Property | Private Driveway Parking | Enclosed Rear Garden | Spacious Living Area | Ideal Family Home

- Semi-Detached Property
- Oil Heating
- EPC Rating - D
- No Onward Chain
- Three Bedroom
- Freehold
- Popular Village Location
- Private Driveway Parking
- Council Tax band - B
- Ideal Family Home

Offers In The Region Of £230,000

Jigsaw move are pleased to welcome to the market nestled in the charming village of North Duffield, this delightful three-bedroom semi-detached house on Oak Road presents an ideal opportunity for families seeking a comfortable and inviting home. Built in 1986, the property boasts a generous living space of 656 square feet, ensuring ample room for relaxation and family gatherings.

Upon entering, you will find a well-proportioned reception room that serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings with loved ones. The spacious living areas are designed to provide both comfort and functionality, making it easy to create lasting memories.

The property features three inviting bedrooms, each offering a peaceful retreat for rest and relaxation. The well-appointed bathroom caters to the needs of the household, ensuring convenience for all family members.

Outside, the enclosed rear garden provides a private sanctuary, ideal for children to play or for hosting summer barbecues with friends and family. Additionally, the private driveway parking adds to the convenience of this lovely home, making it easy to come and go as you please.

Situated in a picturesque village location, this property offers a perfect blend of rural charm and modern living. With its spacious layout and family-friendly features, this semi-detached house is a wonderful opportunity for those looking to settle in a welcoming community. Do not miss the chance to make this delightful property your new family home.

GROUND FLOOR

Lounge 15'1" x 13'4" (4.61m x 4.06m)

Kitchen/Diner 9'7" x 13'4" (2.93m x 4.06m)

Conservatory 9'5" x 11'5" (2.87m x 3.49m)

Entrance Hall 6'5" x 2'9" (1.96m x 0.85m)

Garage 18'0" x 8'11" (5.48m x 2.73m)

FIRST FLOOR

Landing 7'2" x 6'1" (2.19m x 1.86m)

Bedroom 1 7'6" x 10'2" (2.28m x 3.10m)

Bedroom 2 11'0" x 6'3" (3.35m x 1.90m)

Bedroom 3 8'0" x 6'9" (2.44m x 2.07m)

Family Bathroom 6'0" x 6'11" (1.82m x 2.10m)

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.







ANTI-MONEY LAUNDERING (AML) CHECKS
In line with AML regulations, we use a 3rd party ID checking agency 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

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.

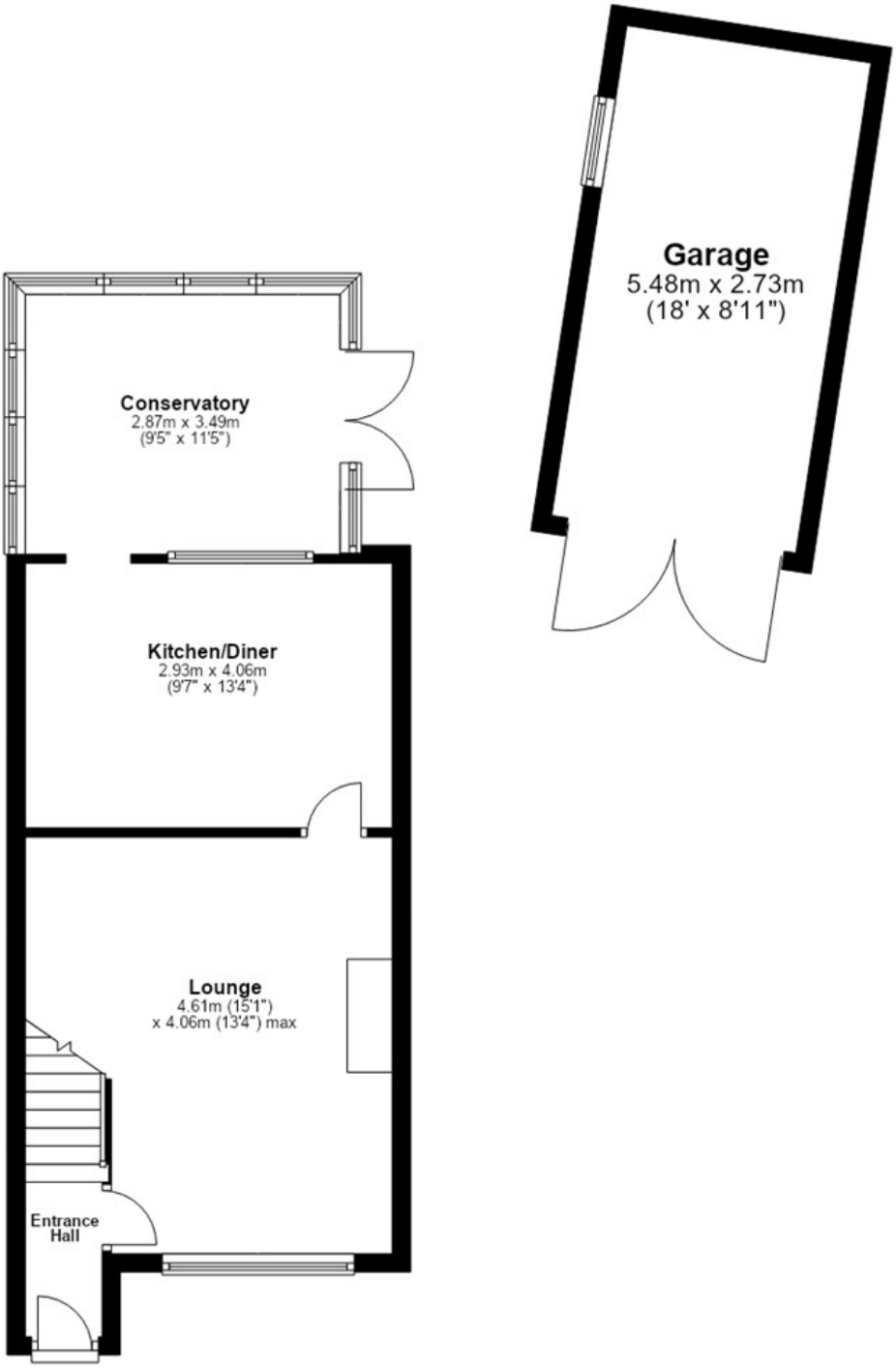
WINDOWS
Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.





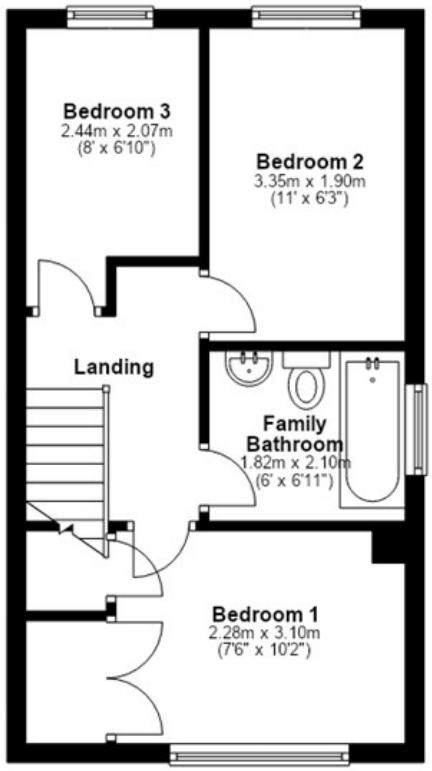
Ground Floor

Approx. 56.5 sq. metres (608.1 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.1 sq. feet)



Total area: approx. 86.9 sq. metres (935.1 sq. feet)

