



Garden Cottage Main Street, North Duffield, Selby, YO8 5RG

Semi-Detached Bungalow | Two Bedrooms | Off Street Parking | South Facing Front Garden | Ideally Cash Buyers | Ideal For First Time Buyers | Village Location | Viewing Highly Recommended

- Semi-Detached Bungalow
- LGP Heating
- Council Tax Band - A
- Viewing Highly Recommended
- Two Bedrooms
- Freehold Property
- Village Location
- Off Street Parking
- EPC Rating - F
- Ideal For First Time Buyers

Asking Price £190,000

Jigsaw Move are pleased to present this delightful semi-detached nestled on the charming Main Street in North Duffield, Selby. The original character beams throughout the home add a unique charm, making this bungalow not just a residence, but a place to truly call home.

With an inviting reception room, this property provides ample space for relaxation and entertaining. The open plan lounge area is particularly striking, featuring skylights that flood the room with natural light, creating a warm and welcoming atmosphere.

The bungalow boasts two well-proportioned bedrooms, each adorned with skylights that enhance the sense of space and brightness. The newly installed bathroom is a standout feature, that add a touch of elegance and modernity to the home.

One of the standout features of this bungalow is its south-facing front garden, which bathes the property in natural light throughout the day, creating a warm and welcoming atmosphere. The garden presents an excellent opportunity for gardening enthusiasts or those simply wishing to enjoy the outdoors. For those with vehicles, the property offers convenient parking for two vehicles, ensuring ease of access

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. North Duffield is also an ideal location when commuting to Selby, York and Leeds as it is close to all major networks.

Whether you are looking to downsize, seeking a peaceful retreat, or searching for a first-time purchase, this property is sure to impress. With its blend of traditional features and modern updates, it presents an excellent opportunity in a desirable location. Don't miss the chance to make this lovely bungalow your own.

ACCOMMODATION

Lounge 15'1" x 21'5" (4.60m x 6.52m)

Kitchen 14'6" x 9'9" (4.42m x 2.96m)

Inner Hallway

Bedroom One 8'10" x 13'1" (2.68m x 4.00m)

Bedroom Two 5'5" x 15'9" (1.64m x 4.80m)

Bathroom 5'5" x 9'3" (1.64m x 2.82m)

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.

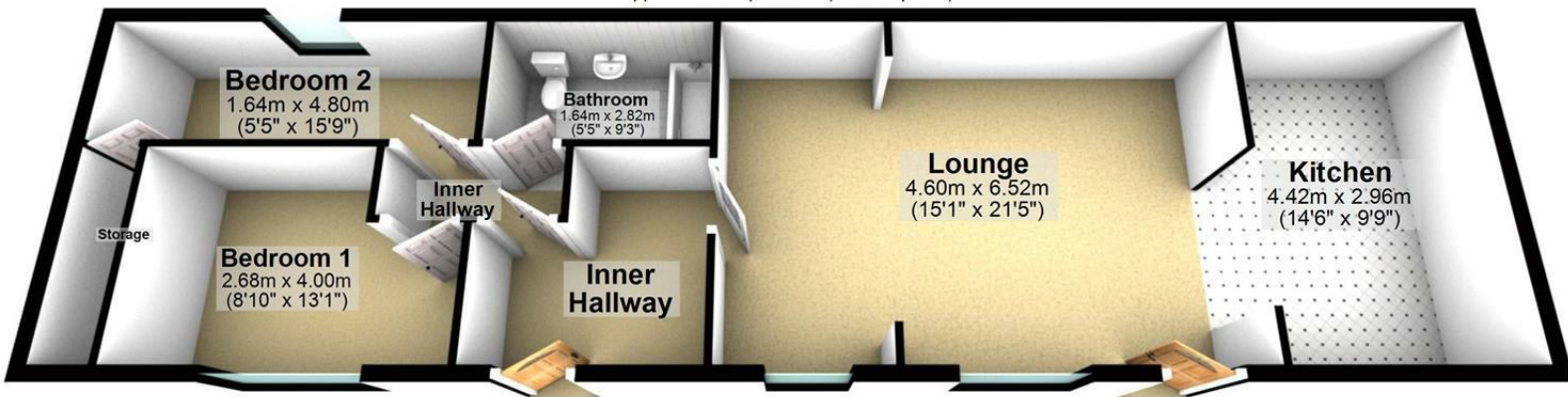
WINDOWS

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



Ground Floor

Approx. 78.1 sq. metres (840.5 sq. feet)



Total area: approx. 78.1 sq. metres (840.5 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO₂ 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 CO₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



safeagent
 11 Finkle Street, Selby, North Yorkshire, YO8 4DT
info@jigsawmove.co.uk | www.jigsawmove.co.uk | info@jigsawletting.co.uk | www.jigsawletting.co.uk
 Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227

