



## 1 Haldene Cottages Station Road, Foggathorpe, YO8 6PS

Beautifully Presented End-Terrace Cottage | Two Bedrooms | Driveway Parking | Video Tour | WC | Village Location | Viewing Highly Recommended

- Beautifully Presented End Terrace Property
- Electric Heating & Multifuel Stove
- Council Tax Band - A
- Popular Village Location
- Two Bedrooms
- Freehold Property
- Well Maintained Rear Garden
- Driveway Parking
- EPC Rating - TBC
- Ideal For First Time Buyers

**Offers In The Region Of £230,000**



Jigsaw Move are pleased to present this delightful end-terrace cottage nestled on Station Road in the charming village of Foggathorpe. The property offers a perfect blend of period charm and modern convenience. Originally built in 1885, the property spans an impressive 925 square feet, this property has been extensively renovated to meet contemporary living standards while retaining its historical character.

The living room is enhanced by a multifuel stove, which not only provides a warm and inviting atmosphere but also efficiently heats the water tank and radiators when in use. This thoughtful addition ensures a cosy environment during the colder months.

The heart of the home is undoubtedly the modern kitchen, which was completely refurbished in 2022. It comes equipped with high-quality integrated appliances, including a washing machine, double oven, microwave, fridge freezer, and dishwasher, making it a dream for any cooking enthusiast.

The current owner has thoughtfully added a spacious single-storey extension to the rear, presents a versatile space that can serve as additional living area or a second bedroom, catering to your specific needs. There is also an added benefit of a utility area, a large under stairs pantry/store and a convenient downstairs WC, enhancing the functionality of the home. Recent updates include new internal oak finish doors and handles, installed in 2023, which add a touch of elegance throughout the home.

The house features a well-proportioned bedroom on the first floor. The bathroom was newly installed in 2019, boasts a large shower enclosure, providing a luxurious touch to your daily routine which is thoughtfully designed to meet all your needs.

Parking is a breeze with space available for two vehicles, and for those with electric cars, a Zappi electric car charger has been installed in 2024, ensuring you are ready for the future of motoring. Furthermore, the installation of solar panels in 2023, complete with an inverter and battery storage system, not only contributes to energy efficiency but also offers the potential for income by selling excess energy back to the grid. This system supports electric heating and provides charging for both the house and your vehicle. The exterior of the property is equally appealing. A new front door, was installed in the summer of 2025, will enhance the home's curb appeal. Step through the patio doors in the bedroom/reception room to discover a beautifully maintained garden, perfect for outdoor relaxation or entertaining guests. The west-facing back garden and patio provide a wonderful outdoor space to bask in the afternoon and evening sunshine, making it an ideal spot for summer gatherings or quiet evenings. Additionally, the garden is equipped with a shed, a coal shed, and an outdoor tap for your convenience.

In summary, this charming home on Station Road is a wonderful opportunity for those looking to enter the property market, combining traditional features with modern amenities in a picturesque setting. This cottage is one of four period homes, each with its own unique charm, and is ideally situated for those seeking a peaceful village lifestyle while remaining within easy reach of local amenities. With its blend of character, modern updates, and outdoor space, this property is a must-see for anyone looking to make Foggathorpe their home. Don't miss your chance to make this lovely house your new home.

**GROUND FLOOR ACCOMMODATION**

**Lounge 11'3" x 13'0" (3.44m x 3.96m)**

**Kitchen 8'4" x 13'0" (2.53m x 3.96m)**

**Utility 6'6" x 13'0" (1.99m x 3.96m)**

**WC 3'5" x 4'5" (1.03m x 1.35m)**

**Bedroom/ Reception Room 12'1" x 13'0" (3.69m x 3.96m)**

**FIRST FLOOR ACCOMMODATION**

**Bedroom One 11'2" x 13'0" (3.41m x 3.96m)**

**Bathroom 8'5" x 9'8" (2.56m x 2.95m)**

**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.

## 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.

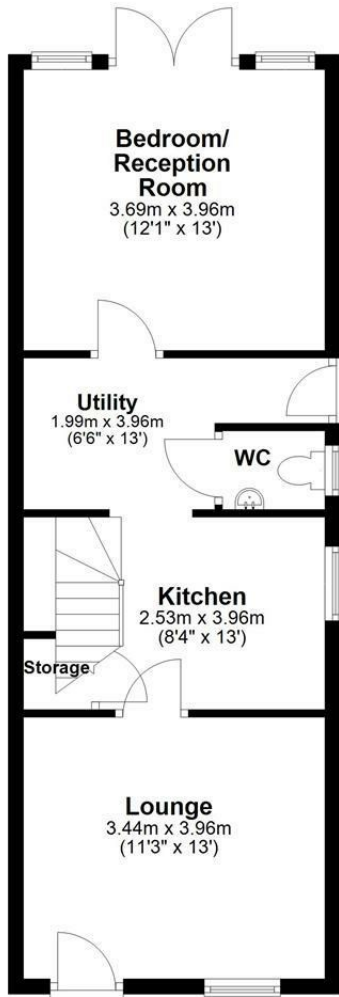
## WINDOWS

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



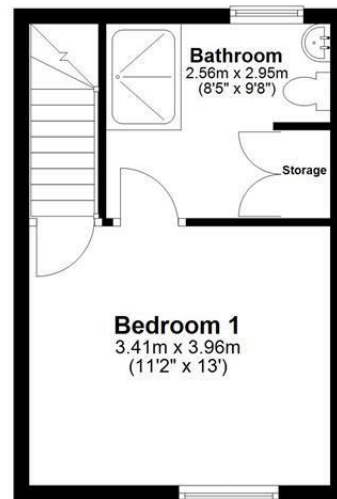
## Ground Floor

Approx. 46.3 sq. metres (497.9 sq. feet)



## First Floor

Approx. 25.0 sq. metres (268.7 sq. feet)



Total area: approx. 71.2 sq. metres (766.6 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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

