



68 Hull Road, Cliffe, Selby, YO8 6NH

Charming Three Bedroom Semi-Detached Village Home | Countryside Views | Versatile Living Space & Modern Upgrades | Garage & Driveway Parking | Modern & Stylish Family Bathroom & Downstairs WC

- Semi in Rural Village Location with Open Views to Front & Rear
- Gas Central Heating
- Council Tax Band - B
- Three Well Proportioned Bedrooms
- Freehold
- Newly Refurbished Stylish Family Bathroom with Shower Over Bath
- Garage (Converted to Home Gym/Office) & Driveway Parking
- EPC - C
- Landscaped Rear Garden with External Dining Area

Asking Price £275,000

Jigsaw Move are pleased to welcome to the market, nestled within the sought-after rural village of Cliffe, Selby, this beautifully presented three-bedroom semi-detached home which offers an enviable combination of traditional charm, generous living accommodation and modern-day versatility. This appealing property is ideally suited to family life, home working or those simply looking for a peaceful countryside retreat with excellent space both inside and out.

From the moment you arrive, the property enjoys an attractive sense of tranquillity, with far-reaching open views to both the front and rear, creating a wonderfully relaxing backdrop to everyday life. Whether enjoying your morning coffee, entertaining friends or simply unwinding at the end of the day, the surrounding outlook adds a real sense of space and freedom.

Stepping inside, the accommodation immediately impresses with its spacious lounge reception room, seamlessly followed by a airy conservatory flooded with natural light, providing exceptional flexibility for modern family living. These versatile spaces can be configured to suit your lifestyle, whether you envisage a welcoming formal lounge, a cosy family room, dining area or entertaining space.

The home benefits from three well-proportioned bedrooms, offering plenty of room for a growing family, visiting guests or the increasingly important work-from-home lifestyle. Each room provides the opportunity for buyers to put their own stamp on the property and create spaces tailored to their individual needs.

The newly refurbished bathroom is a particular highlight, bringing a fresh, contemporary feel to the home and providing a stylish and comfortable space in which to start and finish the day.

Adding another dimension to the property's versatility is the converted garage, which has been cleverly transformed into a dedicated gym/home office. This superb additional space is perfectly suited to today's lifestyle, whether you're looking for somewhere to exercise, work from home, pursue hobbies or simply need valuable additional living space away from the main accommodation.

Externally, the property further benefits from driveway parking, providing convenient off-road parking for residents and visitors alike.

The property offers the ideal opportunity for buyers seeking a home that is ready to move into while still providing scope to personalise and make it truly their own.

GROUND FLOOR ACCOMODATION

Entrance Porch 7'2" x 3'5" (2.18m x 1.05m)

Hall 8'7" x 5'9" (2.61m x 1.76m)

Lounge 16'2" x 17'4" (4.94m x 5.28m)

Kitchen 8'7" x 11'1" (2.62m x 3.38m)

Conservatory 8'1" x 11'11" (2.47m x 3.64m)

WC 2'7" x 6'6" (0.78m x 1.98m)

FIRST FLOOR ACCOMODATION

Bedroom 1 12'4" x 11'1" (3.77m x 3.39m)

Bedroom 2 12'5" x 9'4" (3.80m x 2.87m)

Bedroom 3 7'5" x 7'7" (2.27m x 2.30m)

Bathroom 5'7" x 6'9" (1.70m x 2.05m)

EXTERNAL

Garage 18'1" x 8'11" (5.51m x 2.72m)

Enclosed Outside Entertaining Space

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.

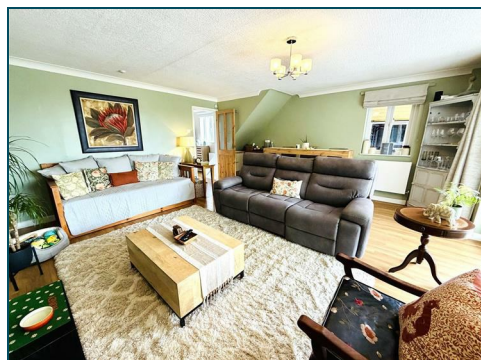
For further information, please contact our branch:

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)

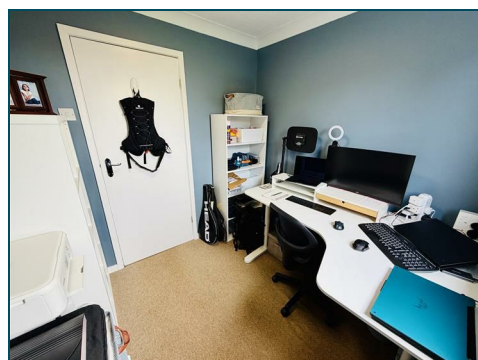
Mobile signal/coverage is good in this area

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.



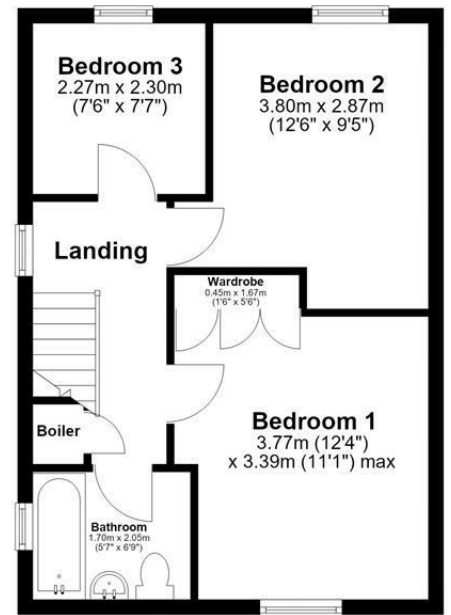
Ground Floor

Approx. 86.5 sq. metres (930.9 sq. feet)



First Floor

Approx. 40.3 sq. metres (434.0 sq. feet)



Total area: approx. 126.8 sq. metres (1364.9 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		72	86
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			