



31 Orchard Drive, Hambleton, Selby, YO8 9JP

Recently Renovated Throughout Semi-Detached Property | Two Bedrooms | Driveway Parking | Bi-Folding Doors
| Beautifully Presented Rear Garden | Popular Village Location | Viewing Highly Recommended

- Recently Renovated Semi-Detached Bungalow
- Gas Central Heating
- Council Tax Band - B
- Village Location
- Two Double Bedrooms
- Freehold Property
- Beautifully Presented South Facing Rear Garden
- Driveway Parking
- EPC Rating - C
- Bi-Folding Doors

Offers In The Region Of £260,000

Jigsaw Move are pleased to present this recently renovated semi-detached bungalow nestled in the charming area of Orchard Drive, Hambleton. This beautiful property offers a delightful blend of modern living and comfort. Spanning 585 square feet, the property features two spacious double bedrooms, making it ideal for small families or those seeking a peaceful retreat.

Upon entering, you are welcomed through a practical utility housing space for a washing machine and useful cupboard for coats and shoes, leading into the heart of the home—the newly extended kitchen. This contemporary space is equipped with a dishwasher, wine cooler, and a double housing unit incorporating fan oven and separate grill microwave, ensuring that culinary enthusiasts will feel right at home. This bright and airy space boasts patio doors that open onto a beautifully landscaped south-facing rear garden, perfect for enjoying sunny afternoons.

The large lounge is a highlight of the property, which is enhanced by newly installed bi-folding doors that lead to a charming decking area, ideal for entertaining or simply relaxing in the fresh air. The two double bedrooms provide ample storage, with the master bedroom showcasing brand new fitted wardrobes. The modern bathroom has been tastefully updated, adding to the overall appeal of this lovely bungalow.

The outdoor space is equally impressive, with a large decking area that connects to the lounge, a paved area accessible from the kitchen, and a path leading to a substantial shed. This versatile shed can serve as an office, games room, or bar, while a smaller shed provides additional storage. The garden is adorned with grass and raised flower beds, creating a tranquil oasis.

The front garden has been transformed into a gravelled area, providing ample parking for two vehicles, and the entire property has been rewired with new gas central heating and boiler, ensuring peace of mind for the new owners. This bungalow is a true gem, offering a perfect blend of style, functionality, and outdoor enjoyment.

The property is situated within the desirable village of Hambleton. This sought after village hosts a range of local amenities including; primary school, general shop, public house, restaurant and community centre. Hambleton is also an ideal location for commuters due to its access links to all major networks making it perfect for those travelling to York, Leeds and Hull.

The location in Hambleton offers a tranquil setting while still being within easy reach of local amenities and transport links, making it a desirable place to call home. Whether you are looking to downsize, invest, or simply enjoy a quieter lifestyle, this bungalow presents an excellent opportunity. Do not miss the chance to make this charming property your own.

GROUND FLOOR ACCOMMODATION

Utility 5'10" x 5'5" (1.79m x 1.65m)

Cloak 1'6" x 2'5" (0.45m x 0.73m)

Kitchen 12'11" x 8'11" (3.94m x 2.71m)

Hallway 11'5" x 3'1" (3.49m x 0.93m)

Lounge 16'0" x 11'1" (4.88m x 3.37m)

Bedroom One 12'5" x 11'0" (3.81m x 3.37m)

Bedroom Two 8'8" x 8'10" (2.63m x 2.68m)

Bathroom 6'7" x 5'5" (2.01m x 1.65m)

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.

UTILITIES MATERIAL INFORMATION

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

Broadband – FTTP (fibre to the premises)

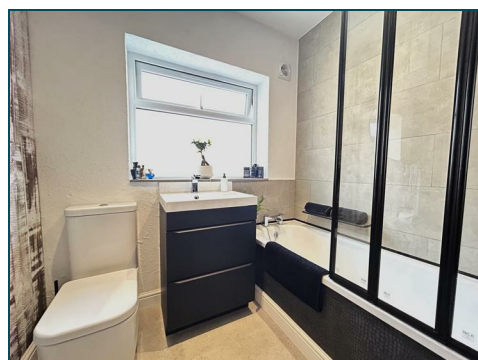
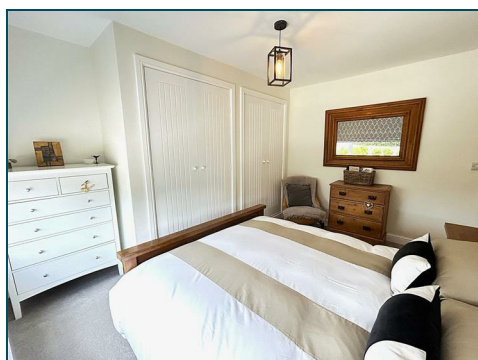
Mobile signal/coverage is good in this area

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.

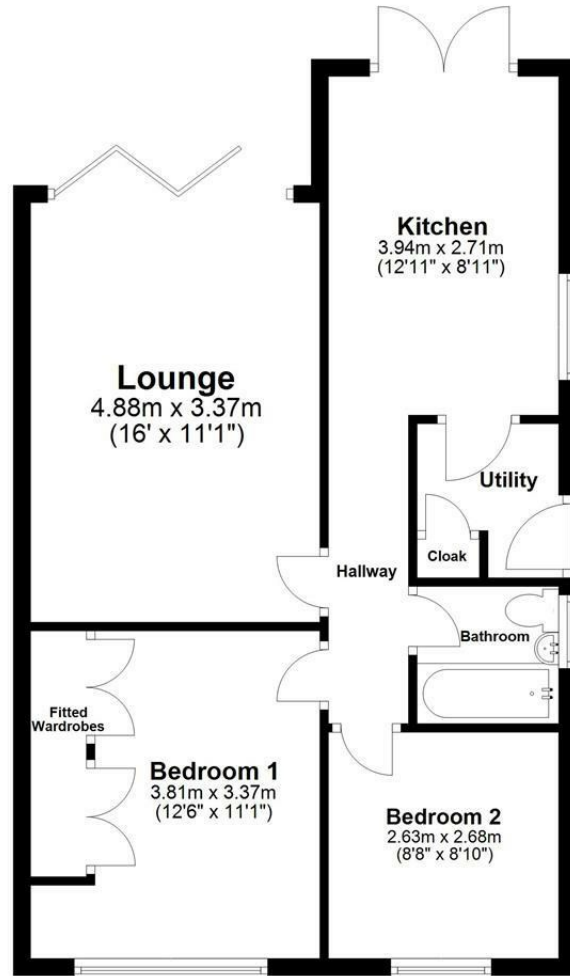
WINDOWS

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



Ground Floor

Approx. 54.3 sq. metres (584.8 sq. feet)



Total area: approx. 54.3 sq. metres (584.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			71
(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	