



## 24 Grange Road, Camblesforth, North Yorkshire, YO8 8HF

End Terrace Property | Three Bedrooms | No Onward Chain | Off Street Parking | Popular Village Location | Viewing Highly Recommended

- End Terrace Property
- Gas Central Heating
- Council Tax Band - B
- Ideal Family Home
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking
- EPC Rating - C
- Popular Village Location

**£180,000**

Jigsaw Move are pleased to present this delightful end-terrace house nestled on Grange Road in the charming village of Camblesforth. The property offers a perfect blend of comfort and convenience.

Upon entering, you are welcomed by a spacious entrance hallway that leads to a large lounge, ideal for relaxing or entertaining guests. The heart of the home is undoubtedly the kitchen diner, which features patio doors that open onto a well-presented rear garden. This outdoor space is perfect for enjoying sunny days or hosting barbecues, and it also includes a handy shed for additional storage.

The first floor comprises two generously sized double bedrooms, providing ample space for rest and relaxation, alongside a further single bedroom that could serve as a guest room or a home office. Completing this floor is a family bathroom, designed for both functionality and comfort.

For those with vehicles, the property boasts off-street parking for two vehicles, ensuring convenience and peace of mind. With no onward chain, this property is ready for you to move in and make it your own.

The property is situated within the desirable village of Camblesforth. This sought after village hosts a range of local amenities including; Local shop, fish and chip shop, takeaway, hair salon, public house/restaurant and Play Park. It is also close to Drax golf course and carvery. Camblesforth further benefits easy access to local Selby, Carlton, Snaith and Goole and is a great location for commuters due to its access links to all major networks including M62 making it perfect for those travelling to York, Leeds and Hull.

This lovely home is situated in a friendly community, making it an excellent choice for families or anyone seeking a tranquil lifestyle. With its appealing features and prime location, this property is not to be missed. Come and see for yourself the potential this home has to offer.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

Lounge 12'9" x 12'3" (3.89m x 3.74m)

Kitchen/Diner 10'8" x 15'6" (3.24m x 4.72m)

## FIIRST FLOOR ACCOMMODATION

### Landing

Bedroom One 11'6" x 9'0" (3.50m x 2.75m)

Bedroom Two 12'0" x 9'0" (3.66m x 2.75m)

Bedroom Three 8'2" x 6'2" (2.48m x 1.89m)

Bathroom 6'6" x 5'6" (2.00m x 1.68m)

## EXTRENAL

### 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

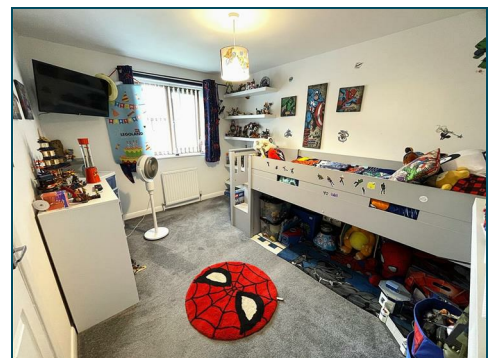
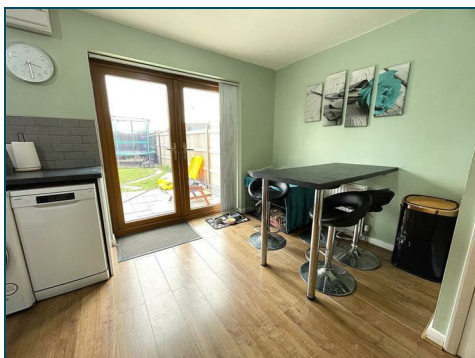
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in 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.

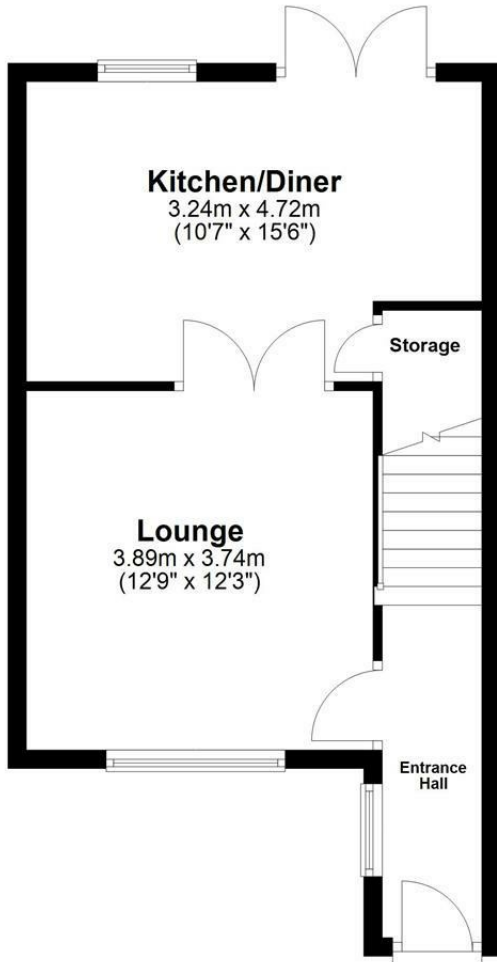
## WINDOWS

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



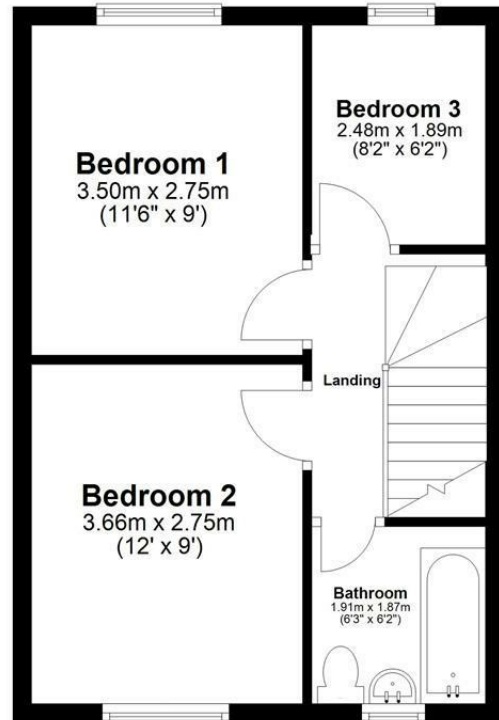
## Ground Floor

Approx. 31.8 sq. metres (342.0 sq. feet)  
(excluding Entrance Hall)



## First Floor

Approx. 34.7 sq. metres (373.3 sq. feet)



Total area: approx. 66.5 sq. metres (715.3 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		74	87
		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	



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