Mon-A-Bri South Duffield Road, Osgodby, Selby, YO8 5HW

Semi-Detached Property | Three Bedrooms | No Onward Chain | Driveway Parking | Project Property | Sought After Village Location | Viewing Highly Recommended

- Semi-Detached Property
- Gas Central Heating
- Council Tax Band - B
- Ideal Village Location
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking
- EPC Rating - D
- Project Property In Sought After Area

Offers Over £200,000

Jigsaw Move are pleased to present this semi-detached house nestled in the charming village of Osgodby, on South Duffield Road. The property presents an excellent opportunity for those seeking a delightful family home.

Upon entering, you will find a welcoming lounge that flows seamlessly into a family room, enhanced by sliding doors that lead to the rear garden. This feature not only invites natural light into the home but also provides a lovely connection to the outdoor space, perfect for entertaining or enjoying quiet moments in the fresh air. The kitchen, which opens into the dining room, offers a practical layout that encourages family gatherings and socialising.

With three well-proportioned bedrooms, this home is ideal for families or individuals looking to create their perfect living space. The property features a family bathroom and convenient downstairs WC, adding to the practicality of the living space.

The large rear garden is a standout feature, providing ample outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. Additionally, the garden includes an outbuilding, which could serve various purposes, from a workshop to a garden shed.

The front garden offers potential for enhancement, with the possibility of transforming it into a more spacious driveway, accommodating parking for one vehicle. This added feature could greatly improve accessibility and ease of use. Located on a sought-after street, this home benefits from the tranquillity of village life while remaining close to local amenities and transport links.

Importantly, this property is offered with no onward chain, allowing for a smoother transition for prospective buyers. This property is a fantastic project opportunity, allowing you to put your personal touch on a home in a popular area. Whether you are a first-time buyer or looking to invest, this semi-detached house is sure to impress. Don't miss the chance to make this lovely property your own in the heart of Osgodby.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 16'8" x 12'2" (5.07m x 3.72m)

Family Room 8'2" x 12'2" (2.48m x 3.72m)

Kitchen 8'10" x 8'7" (2.70m x 2.62m)

Dining Room 9'5" x 10'6" (2.88m x 3.21m)

WC

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 9'7" x 10'6" (2.92m x 3.21m)

Bedroom Two 9'7" x 9'5" (2.91m x 2.86m)

Bedroom Three 5'9" x 6'10" (1.75m x 2.08m)

Bathroom 5'7" x 5'8" (1.71m x 1.72m)

EXTERNAL

Outbuilding

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)

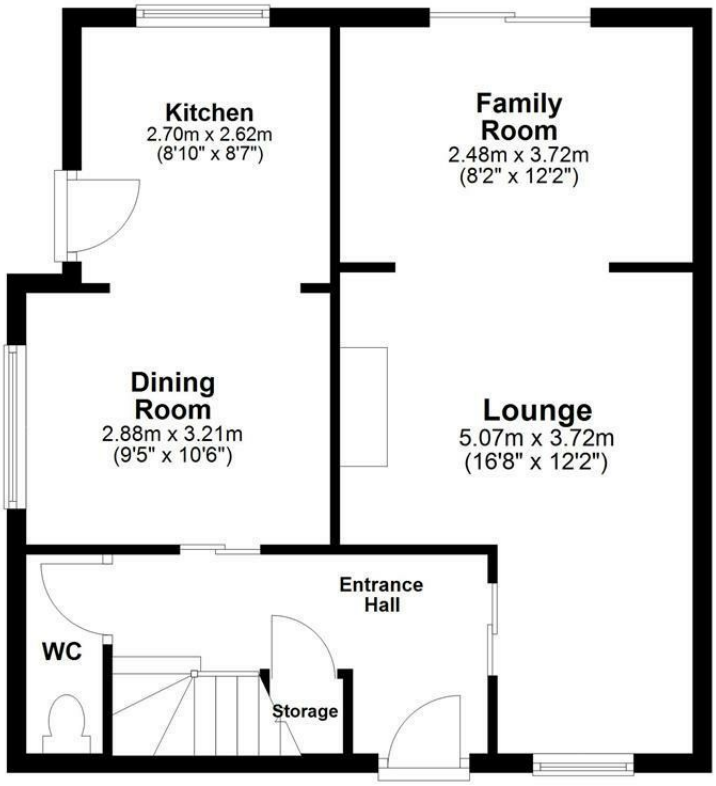
Mobile signal/coverage is good in this area

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.

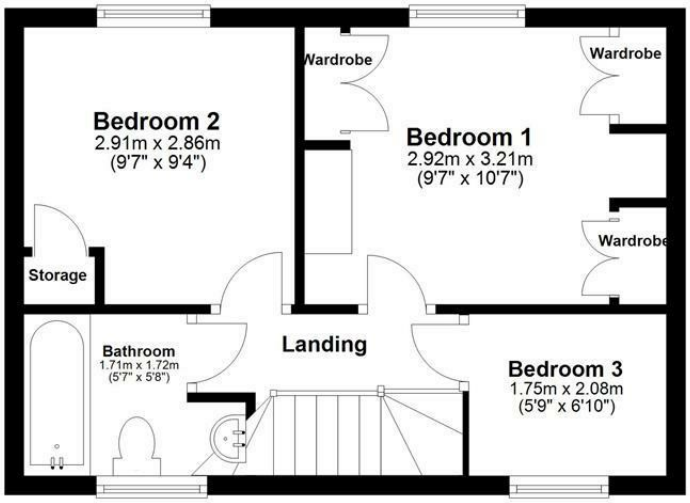
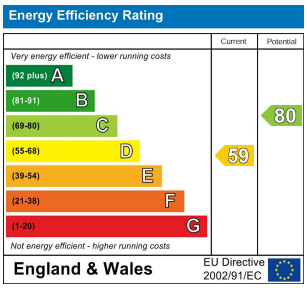
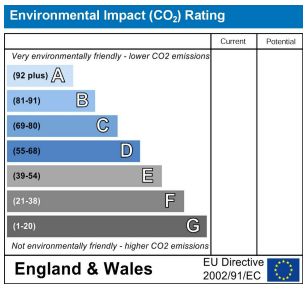
Ground Floor

Approx. 52.8 sq. metres (568.5 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.3 sq. feet)



Total area: approx. 85.7 sq. metres (922.8 sq. feet)