



## 10 Wells Drive, Hambleton, Selby, YO8 9GP

Semi-Detached Property | Three Bedrooms | No Onward Chain | Off Street Allocated Parking | En-Suite To Master Bedroom | Popular Village Location | Viewing Highly Recommended

- Semi-Detached Property
- Gas Central Heating
- Council Tax Band - C
- Popular Village Location
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Off Street Parking
- EPC Rating - C
- En-Suite To Master Bedroom

**Asking Price £245,000**

Jigsaw Move are pleased to present this delightful semi-detached house Nestled in the charming on Wells Drive, Hambleton. The property offers a perfect blend of comfort and convenience.

The house features a spacious lounge that is bathed in natural light, thanks to the patio doors that open directly onto a decent-sized rear garden, creating a seamless connection between indoor and outdoor living. The kitchen is complete with a breakfast bar that invites casual dining.

Upstairs there are three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families or those seeking extra space. The family bathroom is thoughtfully designed, ensuring that all members of the household have access to modern amenities. Additionally, a convenient downstairs WC adds to the practicality of the layout.

Off-street parking adds to the convenience of this property, making it easy for residents and guests alike. One of the standout features of this property is the absence of an onward chain, allowing for a smoother transition for potential buyers. This means you can move in without the usual delays associated with property transactions.

Situated in a desirable location, this house is close to local amenities and offers easy access to nearby parks and recreational areas, making it a wonderful place to call home. Whether you are a first-time buyer or looking to upsize, this property presents an excellent opportunity to secure a lovely family residence in a sought-after neighbourhood. Don't miss the chance to make this house your new home.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

Lounge 13'9" x 15'3" (4.20m x 4.66m)

Kitchen 12'4" x 8'0" (3.75m x 2.43m)

WC 6'4" x 3'3" (1.94m x 0.98m)

## FIRST FLOOR ACCOMMODATION

### Landing

Bedroom One 10'9" x 8'4" (3.27m x 2.55m)

### En-suite Shower Room

Bedroom Two 9'8" x 8'5" (2.95m x 2.56m)

Bedroom Three 9'2" x 6'8" (2.80m x 2.02m)

Bathroom 6'3" x 6'7" (1.91m x 2.00m)

## 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

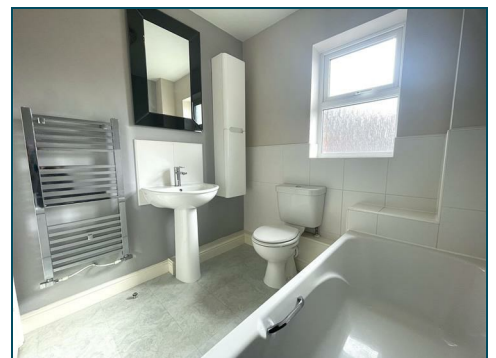
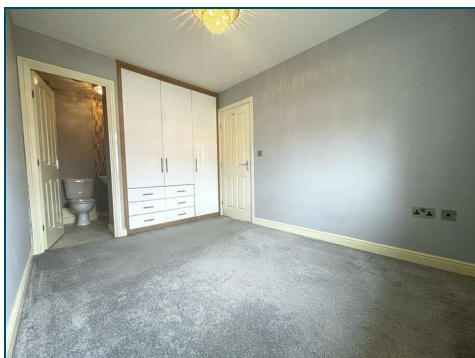
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

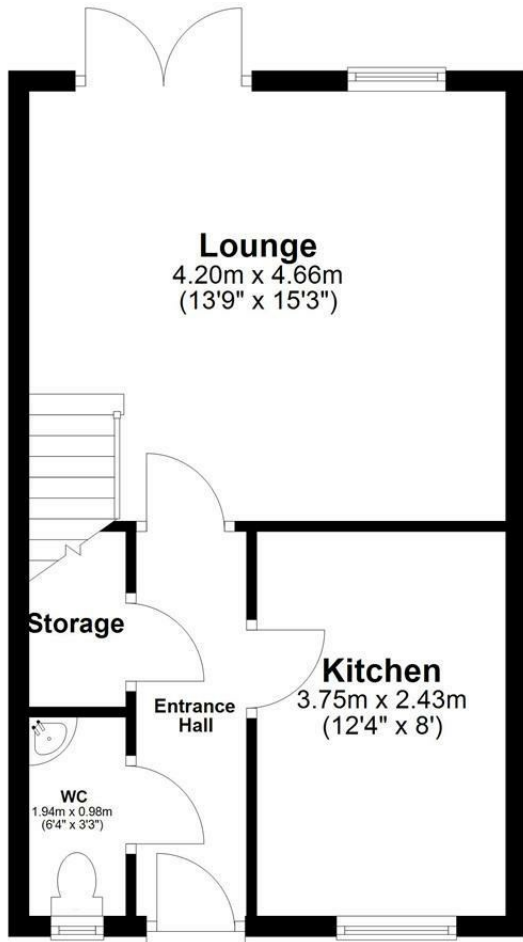
## WINDOWS

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



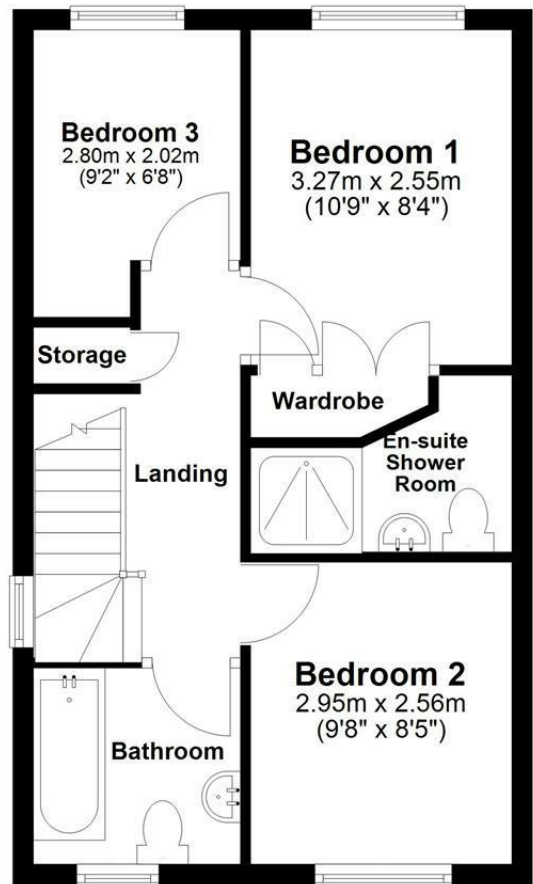
## Ground Floor

Approx. 37.5 sq. metres (404.1 sq. feet)

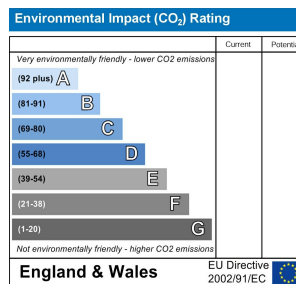
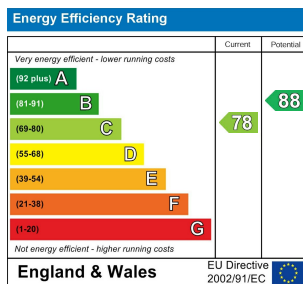


## First Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



Total area: approx. 75.6 sq. metres (813.5 sq. feet)



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