



6 Almond Tree Avenue, Carlton, Goole, Yorkshire, DN14 9QQ

Three Bedroom Detached | Workshop/Dog Grooming Facilities | Landscaped Rear Garden With Fire Pit | Modern Open Plan Kitchen Diner | Driveway Parking For Multiple Cars

- Modern Detached Property
- Freehold Property
- Workshop and Dog Grooming Facilities with Storage
- Driveway For Multiple Cars
- Three Bedrooms
- EPC Rating D
- Popular Village Location
- Modern Kitchen Diner
- Council Tax Band C
- Beautiful Presented Rear Garden

Offers Over £250,000

Welcome to Almond Tree Avenue, Carlton - a charming village location that could be the perfect setting for your new home. This delightful modern three-bedroom detached house offers a warm and inviting atmosphere from the moment you step inside along with an outside workshop offering dog grooming facilities and storage space.

One of the highlights of this property is the beautifully landscaped garden, complete with a fire pit - ideal for summer evenings spent under the stars. The slatted fencing adds a touch of elegance and privacy to the outdoor space.

For those who enjoy DIY projects or need extra storage, the workshop is a fantastic addition. Additionally, the dog grooming facilities make it convenient to pamper your furry friends without leaving the comfort of your home.

As you enter the property, you are greeted by a spacious reception room that is perfect for entertaining guests or simply relaxing with your loved ones. The modern open plan kitchen diner is a focal point of the house, providing a stylish space to cook and dine together.

Upstairs, you will find three cosy bedrooms, offering plenty of space for a growing family or for guests to stay over. The bathroom is well-appointed and provides a tranquil space to unwind after a long day.

One of the standout features of this property is the parking, ensuring convenience for you and your visitors. Whether you're a first-time buyer or looking to upsize, this house has the potential to become your dream home.

The property briefly comprises; Entrance Hallway, Lounge, Modern Kitchen Diner, Stairs & Landing, Three Bedrooms and Family Bathroom. The property also benefits from; beautifully presented enclosed rear garden, gas central heating, uPVC double glazing, converted garage to a workshop/storage with dog grooming facilities (that can be converted back), driveway and parking.

Don't miss out on the opportunity to make this house your own - contact Jigsaw Move today to arrange a viewing and take the first step towards owning a beautiful detached property in the sought-after village of Carlton.

EPC Rating - D

Council Tax Band - C

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 14'2" x 13'8" (4.33m x 4.17m)

Kitchen/Diner 10'4" x 17'0" (3.15m x 5.19m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 13'4" x 9'8" (4.06m x 2.95m)

Bedroom Two 11'5" x 10'1" (3.48m x 3.07m)

Bedroom Three 8'10" x 6'11" (2.69m x 2.11m)

Bathroom 5'1" x 6'11" (1.55m x 2.11m)

EXTERNAL

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. 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.

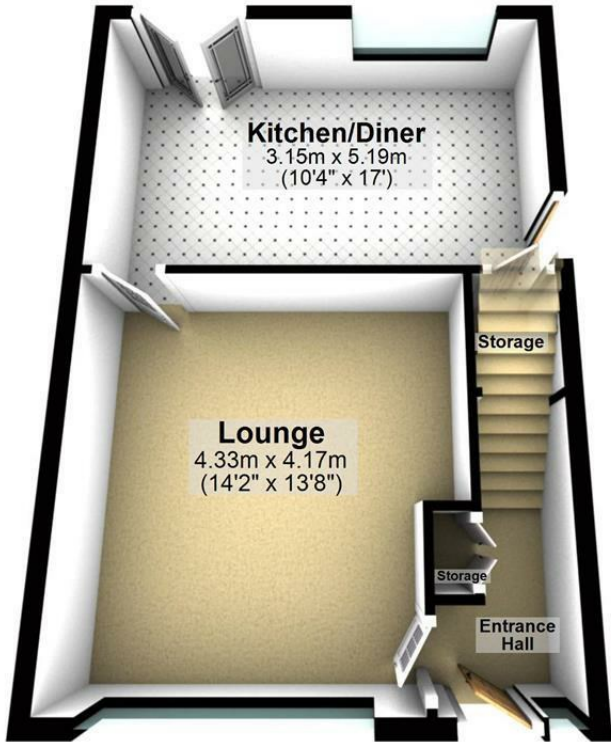
WINDOWS

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



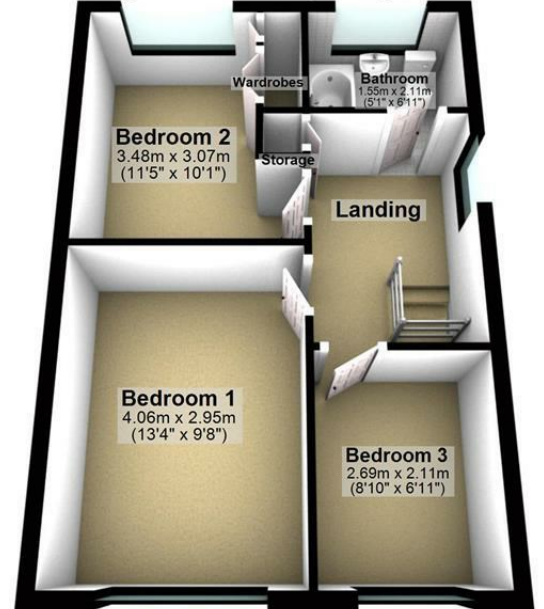
Ground Floor

Approx. 46.3 sq. metres (498.4 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.3 sq. feet)



Total area: approx. 85.9 sq. metres (924.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		68	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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			82
(81-91) B		68	
(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	



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