



## 1 West View Cottage, Cliffe, Selby, YO8 6NL

No Onward Chain | Spacious Four Bedroom Semi Detached Home | Ground Floor Accommodation Can Be For Multiple Uses Offering Fantastic Living Space | Only One Bedroom Located on The First Floor | Private Gated Access With Enclosed Garden | Detached Double Garage

- Semi-Detached Property
- Gas Central Heating
- Council Tax Band - B
- Desirable Village Location
- Four Bedrooms
- Freehold Property
- No Onward Chain
- Private Gated Driveway with Double Garage
- EPC - E
- Two Reception Rooms

**Offers Over £325,000**

Nestled in the charming village of Cliffe, West View Cottage is a delightful semi-detached cottage that boasts ample space and comfort. This inviting property features two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four cosy bedrooms, there's plenty of room for the whole family to unwind and make this house a home.

The cottage offers a bathroom for your convenience, ensuring that your daily routines are met with ease. Parking is a breeze with space for multiple vehicles, making hosting gatherings or having visitors a stress-free affair.

As you step into West View Cottage, you are greeted by a welcoming hallway that leads you to the inviting lounge, ideal for cosy evenings in front of the fireplace. The kitchen provides a charming space to prepare delicious meals, while the dining room offers a lovely setting for enjoying them.

With three downstairs bedrooms, this cottage provides flexibility and convenience for those who prefer single-level living. The staircase leads to the additional bedroom, offering a peaceful retreat on the upper level.

This property is offered with no onward chain, making the buying process smooth and hassle-free.

Don't miss the opportunity to make this spacious and well-situated cottage your new haven in the heart of Cliffe. Contact Jigsaw Move today to arrange a viewing and take the first step towards calling West View Cottage your own.

EPC Rating - E

Council Tax Band - B

## GROUND FLOOR ACCOMMODATION

### Hallway

Lounge 18'8" x 10'8" (5.68m x 3.26m)

Kitchen 13'0" x 10'11" (3.95m x 3.34m)

Dining Room 13'3" x 10'11" (4.04m x 3.34m)

Bedroom One 9'5" x 11'11" (2.86m x 3.63m)

Bedroom Three 9'8" x 8'0" (2.94m x 2.45m)

Bedroom Four 8'5" x 8'0" (2.56m x 2.45m)

Bathroom 5'2" x 11'9" (1.58m x 3.59m)

## FIRST FLOOR ACCOMMODATION

### Landing

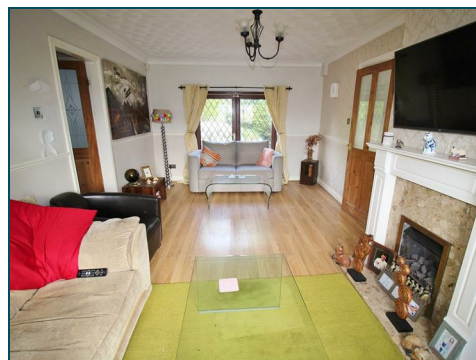
Bedroom Two 13'8" x 11'8" (4.17m x 3.56m)

## EXTERNAL

Double Garage

## 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.



