



36 Pinewood Drive, Camblesforth, Selby, YO8 8JU

Semi Detached Property | Popular Location | Close To M62 | Driveway Parking | New Boiler

- Semi-Detached Property
- Gas Central Heating
- Council Tax Band - B
- Three Bedrooms
- Freehold Property
- Viewing Highly Recommended
- Driveway Parking
- EPC Rating E

Offers In The Region Of £150,000

Located on the charming Pinewood Drive in the sought-after village of Camblesforth, Selby, this delightful semi-detached three-bedroom house is a true gem. As you step into the property, you are greeted by a welcoming Entrance Hallway leading to a cosy Lounge, perfect for relaxing evenings. The Kitchen Diner is ideal for family meals and entertaining guests.

With driveway parking convenience is at your doorstep. This property offers a comfortable living space with three bedrooms, making it perfect for families or those looking for extra space.

Situated in a popular village location, this home provides a peaceful retreat from the hustle and bustle of city life.

Don't miss out on the opportunity to make this charming house your new home in the heart of Camblesforth. Contact Jigsaw Move today to arrange a viewing and take the first step towards owning your dream home.

The property can be sold with a tenant occupancy making it an ideal investment opportunity. The tenants currently pay £550pcm however the current rental market value would be £700pcm and this is an ideal investment with a gross yield of 5.6%.

The property briefly comprises; Entrance Hallway, Lounge, Kitchen Diner, Stairs & Landing, Three Bedrooms and Family Bathroom with a new boiler installed recently. The property also benefits from; enclosed rear garden, gas central heating, new uPVC double glazing, and driveway parking.

EPC Rating - E

Council Tax Band - B

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 12'2" x 12'0" (3.70m x 3.66m)

Kitchen/Diner 8'5" x 15'4" (2.56m x 4.67m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 13'0" x 8'7" (3.95m x 2.62m)

Bedroom Two 8'4" x 8'6" (2.55m x 2.59m)

Bedroom Three 7'9" x 6'1" (2.37m x 1.85m)

Bathroom

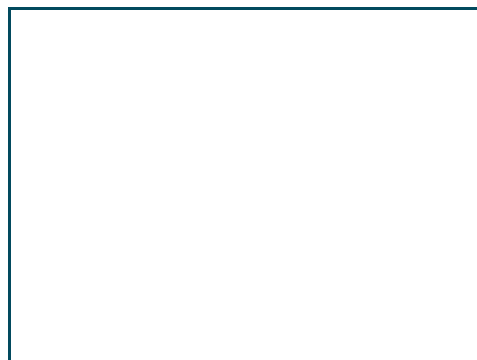
EXTERNAL

COUNCIL TAX

Please note that the council tax band for the property has either been advised by the vendor 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 Move. The mention of any appliances and/or services within these sales 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 5.30pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

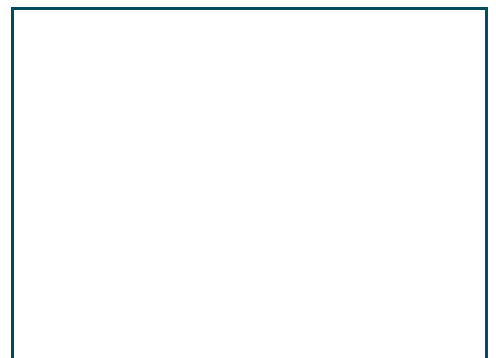
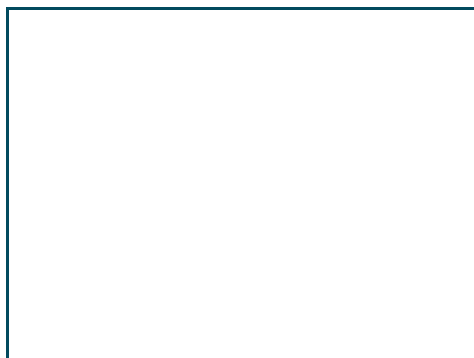
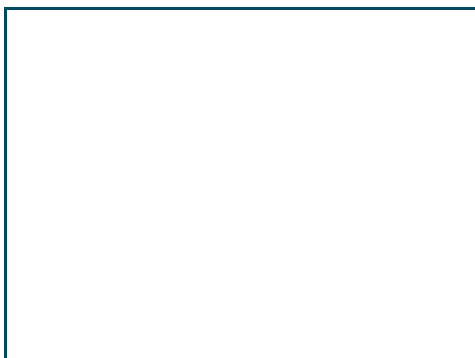
Whilst we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith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

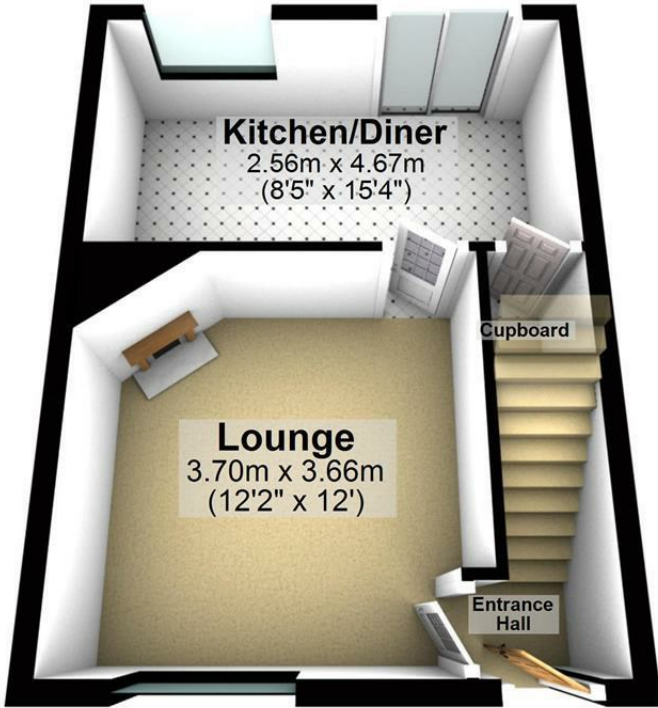
WINDOWS

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



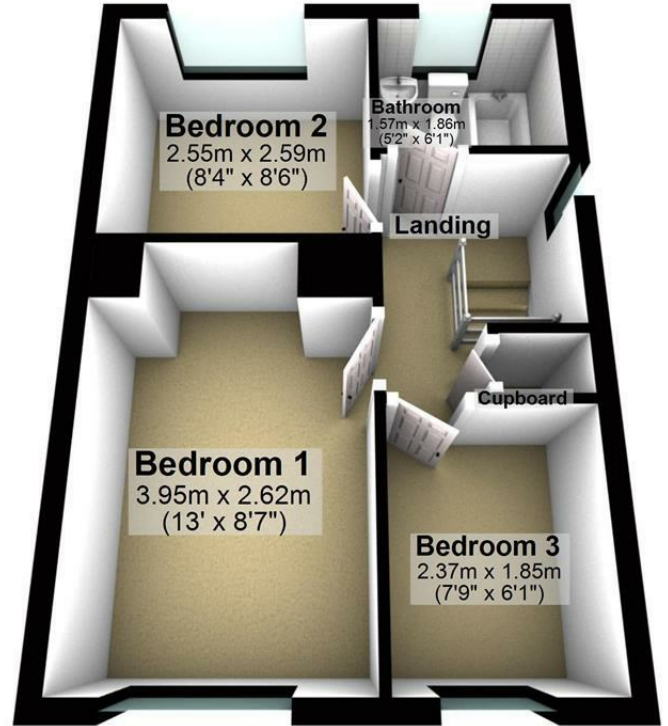
Ground Floor

Approx. 29.6 sq. metres (319.0 sq. feet)

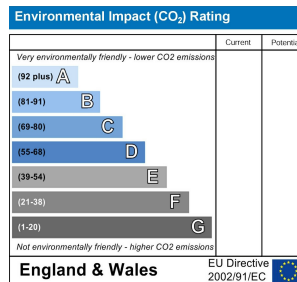
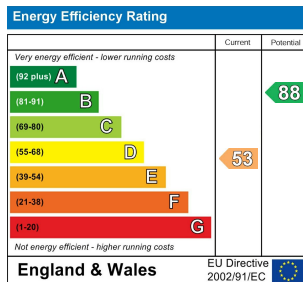


First Floor

Approx. 25.4 sq. metres (273.3 sq. feet)



Total area: approx. 55.0 sq. metres (592.3 sq. feet)



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