



10 Kingston Drive, Hambleton, Selby, YO8 9JS

Offers Invited | No Onward Chain | Three Bedroom Semi Detached Dormer Bungalow | Open Plan Living/Dining Area | Utility With WC | Driveway Parking For Multiple Cars

- Semi Detached Dormer Bungalow
- Freehold Property
- Council Tax Band - C
- Utility with WC
- Three Bedrooms
- Gas Central Heating
- No Onward Chain
- Parking For Multiple Cars
- EPC Rating - TBC
- Open Plan Living/Dining Area

Offers In The Region Of £240,000

Welcome to Kingston Drive, Hambleton, Selby - a charming village location that could be the perfect setting for your new home! This delightful three-bedroom semi-detached dorma bungalow is now available through Jigsaw Move, and it offers a wonderful living space for you and your family.

As you step into the property, you are greeted by an Entrance Vestibule leading to a spacious Entrance Hallway, setting the tone for the warmth and comfort this home exudes. The property boasts not just one, but two inviting reception rooms, including an Open Plan Lounge/Dining Area that is perfect for entertaining guests or simply relaxing with your loved ones.

The well-equipped Kitchen with a built-in fridge freezer is a chef's dream, offering ample space to whip up delicious meals. With three cosy bedrooms, there is plenty of room for the whole family to unwind and make this house a home. Additionally, the Utility room with a convenient WC adds a practical touch to everyday living.

Parking is always a breeze with space for multiple vehicles, ensuring that you and your guests will never have to worry about finding a spot. The property's location in the popular village of Hambleton provides a peaceful and picturesque setting, ideal for those seeking a tranquil lifestyle.

This property is offered with no onward chain, making the buying process smooth and hassle-free. Its proximity to major transport links makes commuting to nearby cities like York, Leeds, and Hull a breeze.

Don't miss out on the opportunity to make this lovely property your own - contact Jigsaw Move today to arrange a viewing and take the first step towards creating lasting memories in this wonderful home on Kingston Drive.

EPC Rating - TBC

Council Tax Band - C

GROUND FLOOR ACCOMMODATION

Entrance Vestibule

Entrance Hall

Lounge/Dining Room 22'5" x 14'0" (6.83m x 4.27m)

Kitchen 7'10" x 10'4" (2.39m x 3.15m)

Utility/WC 6'8" x 7'2" (2.04m x 2.19m)

Bedroom Three 9'5" x 7'2" (2.88m x 2.19m)

Conservatory 8'2" x 22'7" (2.50m x 6.89m)

FIRST FLOOR ACCOMMODATION

Bedroom One 15'8" x 10'6" (4.77m x 3.20m)

Shower

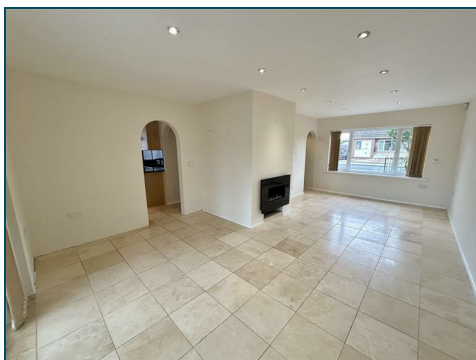
Bedroom Two 15'8" x 9'7" (4.77m x 2.93m)

Landing

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 5.30pm 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.

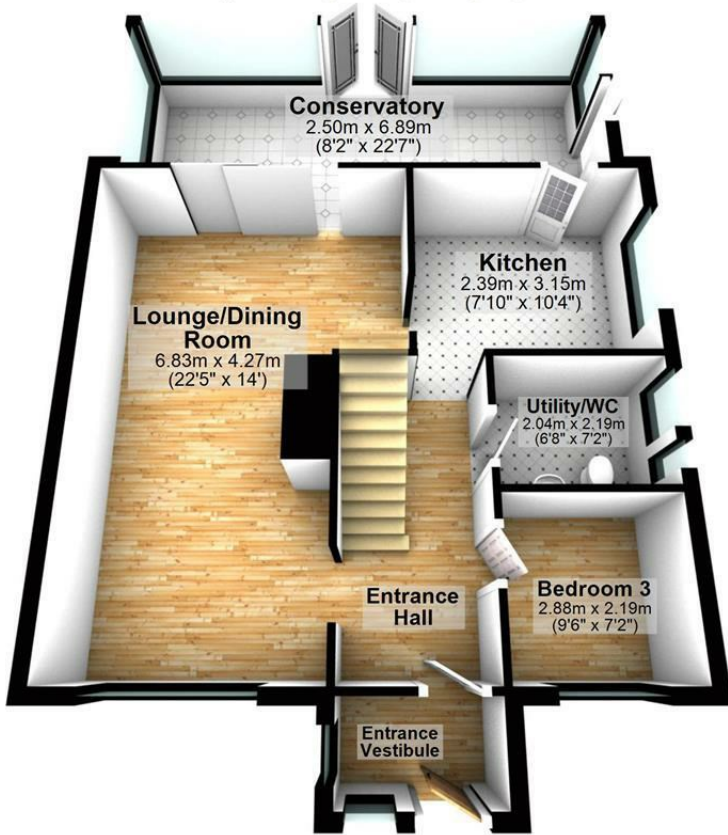
WINDOWS

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



Ground Floor

Approx. 69.9 sq. metres (752.0 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.1 sq. feet)



Total area: approx. 104.5 sq. metres (1125.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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			
(81-91) B			
(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	



safeagent
11 Finkle Street, Selby, North Yorkshire, YO8 4DT
info@jigsawmove.co.uk | www.jigsawmove.co.uk | info@jigsawletting.co.uk | www.jigsawletting.co.uk
Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227

