



2 Don Close, Snaith, DN14 9TF

No Onward Chain | Stunning Four Bedroom Detached Property | En-Suite To Master Bedroom | Ample Downstairs Living Space | Sought After Location

- Detached Property
- Gas Central Heating
- Council Tax Band - E
- Popular Village Location
- Four Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking with Garage
- EPC Rating - C
- Multiple Reception Rooms

£360,000

Jigsaw Move proudly presents this exquisite detached house nestled in the sought-after location of Don Close, Snaith. This charming property, built in 2004, offers a contemporary living space spread across 1,539 sq ft, providing a perfect blend of style and comfort.

Upon entering, you are greeted by an entrance vestibule along with an inner hallway leading to three inviting reception rooms that offer versatility to tailor the space to your liking. A lounge, kitchen diner and a further family room with views over the rear garden. The master bedroom features an en-suite for added luxury, while the Jack and Jill bathroom shared between the second and third bedrooms and a further family bathroom along with a downstairs WC ensures practicality for all residents.

Boasting ample living space this home provides flexibility for a growing family. The three spacious reception rooms are ideal for hosting gatherings or unwinding with loved ones, making it a perfect setting for both entertainment and relaxation.

Located in the charming market town of Snaith, this property offers a peaceful retreat while still being conveniently close to a range of local amenities. With parking available with a garage and driveway, convenience is at your doorstep.

Don Close presents a rare opportunity to own a property in a desirable location with no onward chain, making it an ideal choice for those seeking a hassle-free move. Don't miss out on the chance to make this house your home in the heart of Snaith.

EPC Rating - C

Council Tax Band - E

GROUND FLOOR ACCOMMODATION

Entrance Hall

Entrance Vestibule

Lounge 15'9" x 11'1" (4.79m x 3.37m)

Kitchen/Diner 17'8" x 25'2" (5.39m x 7.67m)

Family/Summer Room 9'9" x 17'3" (2.98m x 5.26m)

Garage 16'9" x 8'4" (5.11m x 2.54m)

WC 3'5" x 4'4" (1.04m x 1.33m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 12'4" x 11'11" (3.75m x 3.62m)

En-suite 5'2" x 9'1" (1.57m x 2.77m)

Bedroom Two 10'0" x 9'1" (3.06m x 2.77m)

Jack and Jill En-suite 3'8" x 5'2" (1.11m x 1.57m)

Bedroom Three 8'1" x 11'5" (2.46m x 3.48m)

Bedroom Four 9'10" x 10'11" (3.00m x 3.33m)

Family Bathroom 7'11" x 7'5" (2.42m x 2.26m)

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

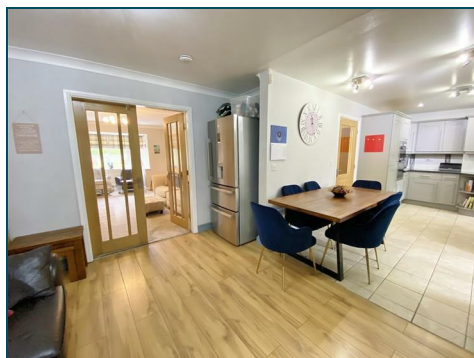
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

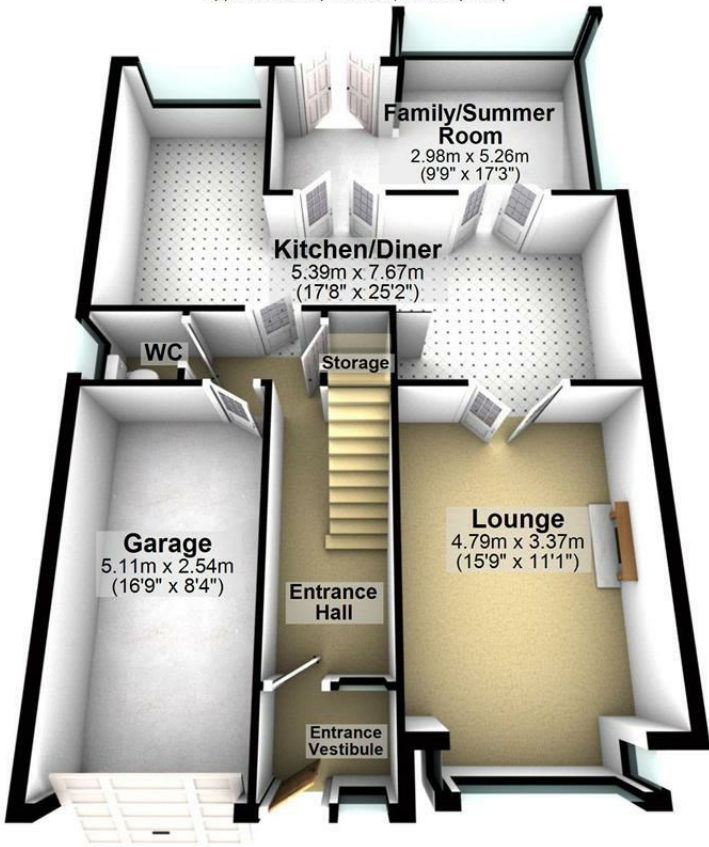
WINDOWS

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



Ground Floor

Approx. 80.6 sq. metres (867.6 sq. feet)



First Floor

Approx. 62.3 sq. metres (670.3 sq. feet)



Total area: approx. 142.9 sq. metres (1537.9 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			
		78	86
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	



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

