



## 37 Saffron Drive, Snaith, Goole, DN14 9RA

Charming Detached Bungalow | Three Bedrooms | Garage | Driveway Parking | Landscaped Enclosed Rear Garden | No Onward Chain | Viewing Highly Recommended

- Detached Bungalow
- Gas Central Heating
- Council Tax Band - D
- Landscaped Enclosed Rear Garden
- Three Bedroom
- Freehold Property
- No Onward Chain
- Driveway Parking with Garage
- EPC Rating - D
- Popular Village Location

**Offers Over £300,000**

Jigsaw Move are pleased to welcome this charming bungalow located on Saffron Drive in the delightful village of Snaith, Goole.

This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With three bedrooms, there is ample space for a growing family or visiting friends. The bungalow features a well-maintained bathroom, ensuring convenience and comfort for all residents. The landscaped rear garden provides a tranquil outdoor space, ideal for enjoying a morning coffee or hosting summer barbecues.

The property also benefits from; the loft has a Whole-House Positive Input Ventilation System (PIV). This loft-mounted unit is a smart whole-house ventilation and condensation control system for homes with a loft space, gas central heating, uPVC double glazing, garage and driveway parking.

This property is situated within the popular market town of Snaith. Snaith itself offers plenty of local amenities including Ofsted rated outstanding for both Primary & Secondary schools, a number of shops, library and public houses. Snaith is an ideal location when commuting to Selby, Goole, York and Leeds as it is close to all major networks.

With no onward chain, this property offers a smooth transition for those looking to settle into a new home hassle-free. Don't miss the opportunity to make this lovely bungalow your own in this sought-after area.

EPC Rating - D

Council Tax Band - D

## ACCOMMODATION

### Entrance Vestibule

Lounge 17'8" x 11'9" (5.38m x 3.59m)

Kitchen/Dining Room 22'0" x 9'11" (6.70m x 3.01m)

### Hallway

Bedroom One 12'2" x 13'2" (3.72m x 4.02m)

Bedroom Two 12'7" x 8'7" (3.84m x 2.62m)

Bedroom Three 7'2" x 9'11" (2.19m x 3.01m)

### Bathroom

### Garage

## 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.

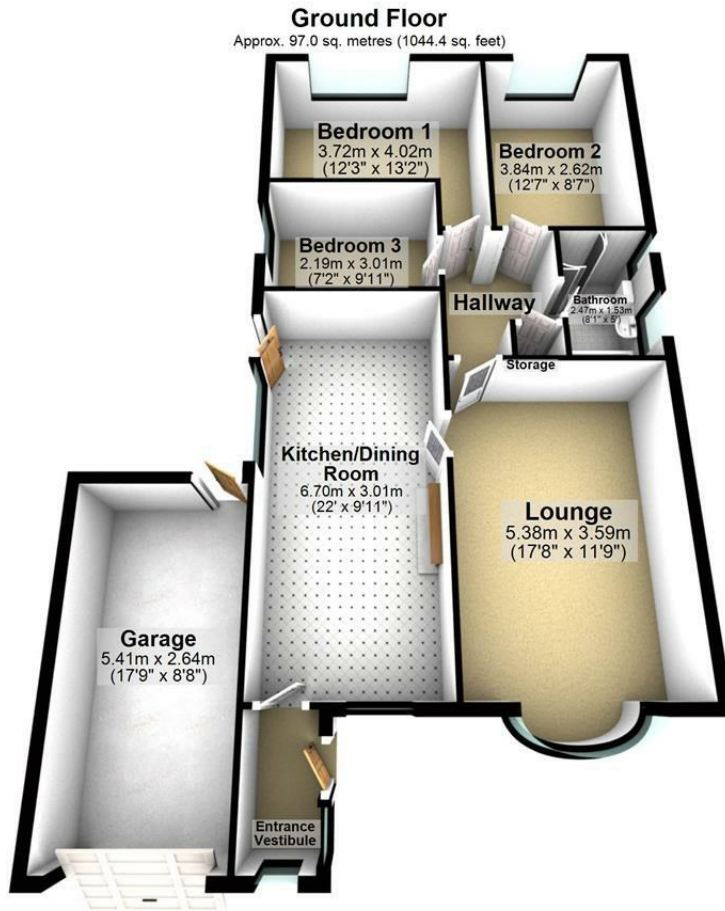
## VIEWINGS

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.

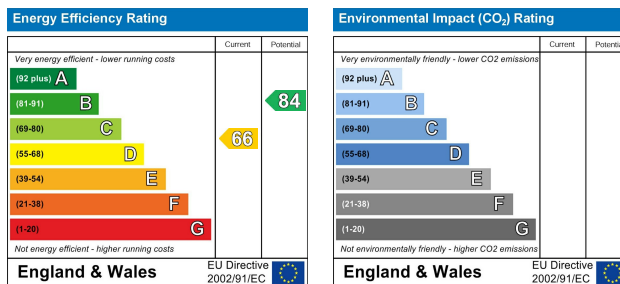
## WINDOWS

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





Total area: approx. 97.0 sq. metres (1044.4 sq. feet)



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