



18 Londesborough Grove, Thorpe Willoughby, Selby, Yorkshire, YO8 9NX

Potential To Extend Subject To Relevant Planning Consent | Private Gated Driveway | Workshop/Garage | Mature Private Rear Garden | Solar Panels | No Onward Chain | A True Gem Waiting To Be Discovered

- Detached Bungalow
- Potential To Extend Subject To Planning Permission
- Gated Driveway & Workshop
- Solar Panels
- Two Double Bedrooms
- EPC Rating D
- No Onward Chain
- Conservatory
- Council Tax Band C
- Generous Enclosed Rear Garden

£240,000

Jigsaw Move are pleased to welcome to the market this detached bungalow located in the charming area of Londesborough Grove in Thorpe Willoughby. This delightful bungalow is a true gem waiting to be discovered. Boasting two reception rooms, two double bedrooms, and a private gated driveway, this property offers a cosy and inviting living space perfect for those seeking comfort and tranquillity.

One of the standout features of this property is the fantastic opportunity, subject to planning permission, to extend the existing layout, allowing you to tailor the space to your specific needs and desires. Additionally, the presence of solar panels not only provides an eco-friendly energy solution but also offers potential cost savings.

As you step inside, you are greeted by an entrance vestibule leading to a spacious lounge adorned with dual aspect windows that flood the room with natural light. The kitchen is perfect for whipping up culinary delights, while the utility room/rear entrance adds convenience to daily tasks.

The two double bedrooms provide ample space for rest and relaxation, while the shower room and WC offer amenities for your convenience. The conservatory is a lovely spot to relax and unwind, offering views of the mature private garden which features a garden shed and a pond, perfect for enjoying the outdoors in the comfort of your own home. The property also features gas central heating and uPVC double glazing.

For those who enjoy tinkering or DIY projects, the workshop is sure to be a welcome addition, providing a dedicated space for all your creative endeavours.

Parking will never be an issue with space on the private gated driveway, ensuring comfort and security for the residents.

Whether you're looking to enjoy the peaceful surroundings of Thorpe Willoughby or embark on exciting renovation projects, this property offers a wonderful opportunity to create your dream home.

With no onward chain, the process of making this house your home is made even smoother. Don't miss out on the opportunity to own this lovely property in a desirable location.

Thorpe Willoughby is a sought after village hosting a range of local amenities including; primary school, convenience store, cafe deli, fish and chip shop, chemist, public house/restaurant and community centre with playing fields. Thorpe Willoughby is also an ideal location for commuters due to its access links to all major networks making it perfect for those travelling to York, Leeds and Hull.

We highly recommend an early internal inspection to appreciate what the property accommodation and location has to offer.

EPC Rating D
Council Tax Band C

ACCOMMODATION

Entrance Vestibule

Entrance Hall

Lounge 16'7" x 11'11" (5.06m x 3.63m)

Kitchen 6'11" x 11'0" (2.10m x 3.35m)

Conservatory

Utility 9'1" x 3'7" (2.78m x 1.10m)

Bedroom 1 10'11" x 11'9" (3.32m x 3.59m)

Bedroom 2 10'8" x 10'11" (3.25m x 3.33m)



Shower Room

WC

Workshop

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 5.00pm Saturday – 9.00am – 1.00pm 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.

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.

VIEWINGS

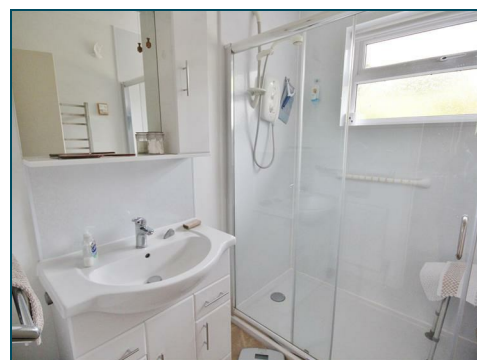
Strictly by appointment with the sole agents. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some 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.

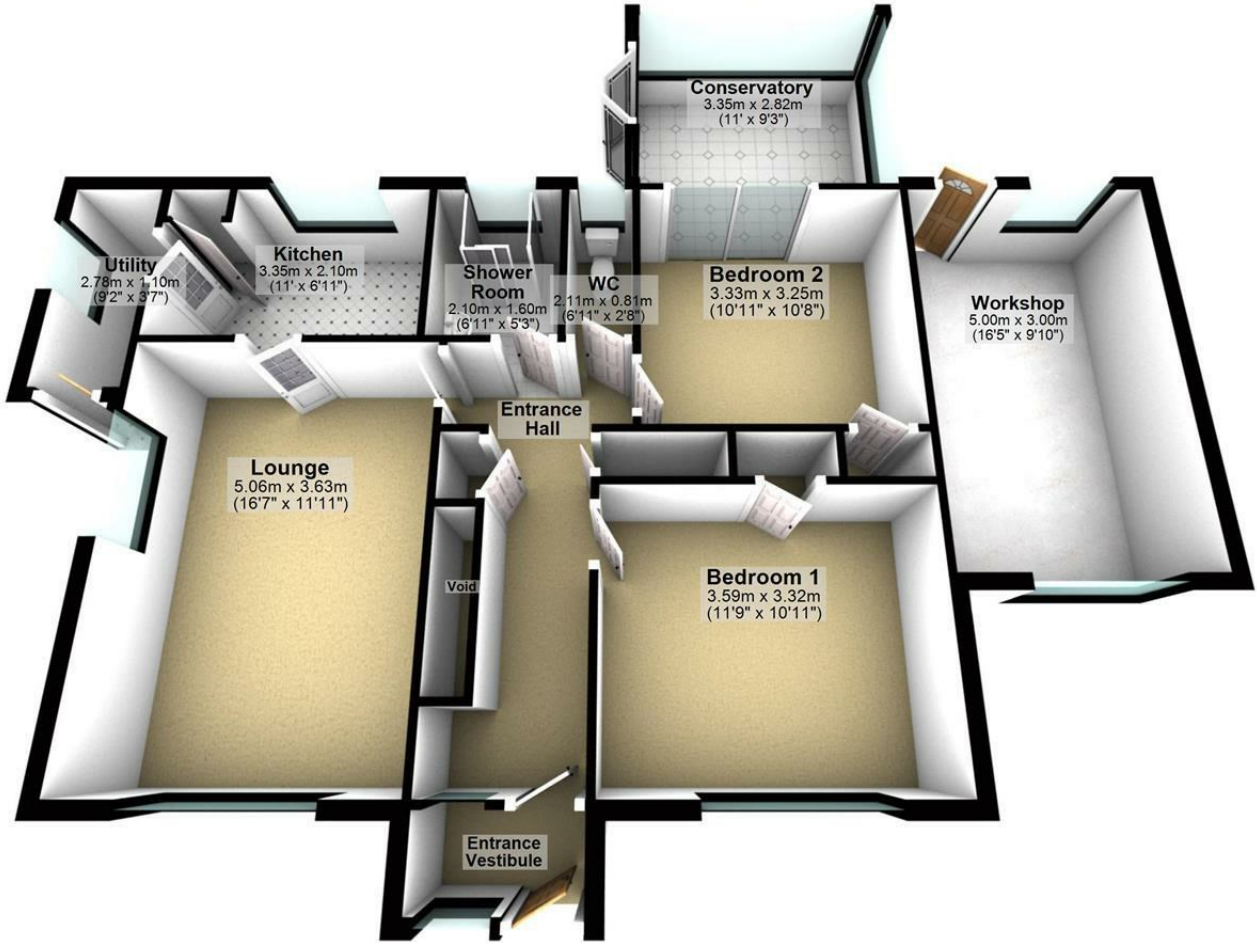
COUNCIL TAX

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.



Ground Floor

Approx. 97.9 sq. metres (1053.9 sq. feet)



Total area: approx. 97.9 sq. metres (1053.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(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			89
(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

