



## 31 Pindars Way, Barlby, YO8 5XU

Three Bedroom Detached | En-suite To Master Bedroom | Utility Room | Downstairs WC | Shed & Summerhouse | Beautifully Presented Mature Gardens

- Detached Property
- Gas Central Heating
- Council Tax Band - D
- Multiple Reception Rooms
- Three Bedrooms
- Freehold Property
- Popular Village Location
- Driveway Parking With Integral Garage
- EPC Rating - D
- En-Suite To Master Bedroom

**Offers Over £270,000**

Jigsaw Move are pleased to welcome to this charming detached house located on Pindars Way in the delightful village of Barlby.

This property boasts a spacious reception room, perfect for entertaining guests or relaxing with family. With three bedrooms and three bathrooms, there is ample space for everyone to enjoy their own privacy and comfort.

This house combines modern amenities with a touch of character. The property features a convenient en-suite bathroom, ideal for the master bedroom, ensuring a luxurious living experience. Additionally, the utility room and well-presented kitchen cater to the needs of a busy household, making daily tasks a breeze.

One of the standout features of this property is the mature, well-kept gardens that surround the house, providing a tranquil outdoor space to unwind and enjoy the beauty of nature. The summerhouse and shed offer extra storage or potential for a hobby room, adding versatility to the property.

Parking will never be an issue with space for multiple vehicles, making coming home or hosting visitors a stress-free experience. Whether you're looking for a peaceful retreat or a place to call home, this property on Pindars Way offers a perfect blend of comfort, convenience, and charm.

EPC Rating - D

Council tax Band - D

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

Lounge 13'0" x 13'9" (3.95m x 4.20m)

Dining Room 8'1" x 8'2" (2.47m x 2.49m)

Kitchen 8'1" x 9'1" (2.47m x 2.77m)

Utility 4'11" x 4'11" (1.49m x 1.50m)

WC 2'11" x 4'11" (0.89m x 1.50m)

## FIRST FLOOR ACCOMMODATION

### Landing

Bedroom One 11'7" x 10'4" (3.52m x 3.15m)

En-suite 5'3" x 8'9" (1.60m x 2.66m)

Bedroom Two 11'5" x 10'8" (3.47m x 3.24m)

Bedroom Three 10'0" x 6'4" (3.06m x 1.92m)

Bathroom 6'8" x 5'7" (2.03m x 1.71m)

## EXTERNAL

Garage 16'8" x 8'4" (5.08m x 2.53m)

## 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.

## UTILITIES MATERIAL INFORMATION

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

Broadband – FTTP (fibre to the premises)

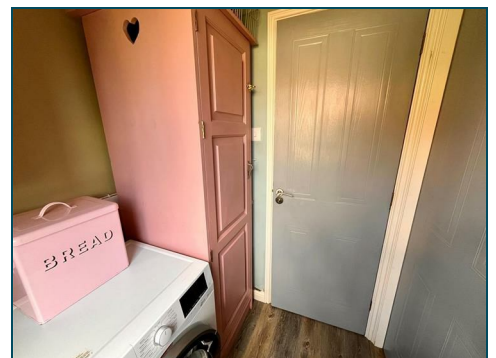
Mobile signal/coverage is good in this area

## 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.

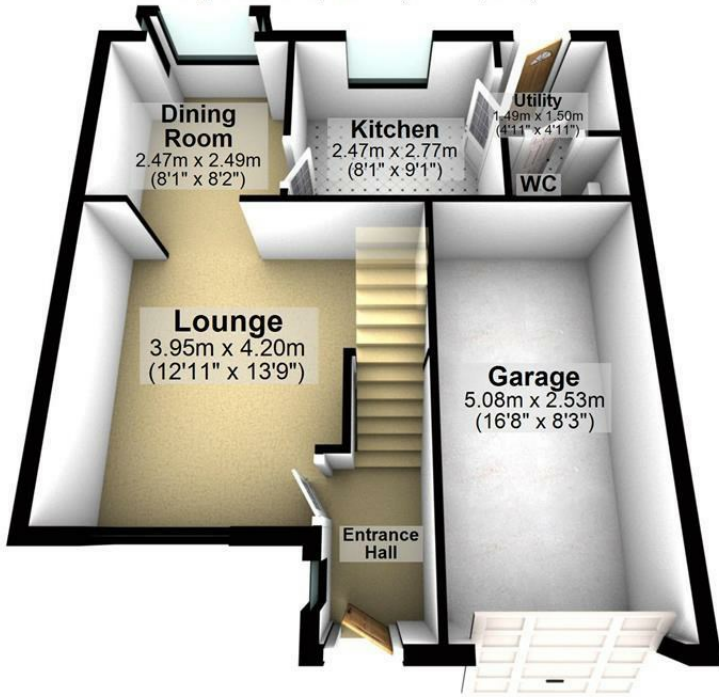
## WINDOWS

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



### Ground Floor

Approx. 50.5 sq. metres (543.1 sq. feet)



### First Floor

Approx. 42.3 sq. metres (455.7 sq. feet)



Total area: approx. 92.8 sq. metres (998.8 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		68	80
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	



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