



## Bramson House, 7 Butt Lane, Snaith, DN14 9DS

Three Bedroom | Semi-Detached Property | Modern Kitchen & Utility | Driveway Parking | Detached Garage | Popular Market Town | Viewing Highly Recommended.

- Semi-Detached Property
- Gas Central Heating
- Council Tax Band - B
- Popular Village Location
- Three Bedrooms
- Freehold Property
- Modern Kitchen & Utility
- Driveway Parking with Driveway
- EPC Rating - C
- Family Bathroom With Shower & Bath

**£285,000**

Jigsaw Move are pleased to welcome this charming three bedroom semi-detached house located in the desirable Butt Lane, Snaith.

Built in 1946, this property exudes character and charm while offering 1,141 sq ft of living space. Renovated in 2015 to a high standard by local builders, the property was rewired, all new plumbing, central heating/new gas boiler, replacement of all doors and windows, replastered throughout, the spacious kitchen extension built on rear of the house and a new roof added in June 2024 by a renowned local roofing company.

The driveway provides convenient parking for vehicles, ensuring you and your guests always have a place to park. Additionally, the garage offers extra storage space and work bench.

This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With three spacious bedrooms, there's plenty of space for everyone to unwind and make themselves at home. The house features a modern kitchen and utility area. The bathroom is a larger than average with a separate shower cubical.

The property briefly comprises; Entrance Hallway, Lounge, Dining Room, Modern Kitchen & Utility, WC, Stairs & Landing, Three Bedrooms and Family Bathroom.

The property also benefits from; enclosed rear garden, gas central heating, uPVC double glazing, pitched roof on the 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, doctors surgery and public houses. Snaith is an ideal location when commuting to Selby, Goole, York and Leeds as it is close to all major networks.

Located in a peaceful neighbourhood, this home offers a perfect blend of comfort and convenience and would make an ideal family home. Don't miss the opportunity to make this lovely house your new home sweet home in Snaith.

EPC Rating - C  
Council Tax Band - B

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

Lounge 10'0" x 12'7" (3.06m x 3.84m)

Dining Room 12'7" x 11'7" (3.83m x 3.53m)

Kitchen 8'3" x 16'5" (2.52m x 5.00m)

Utility 9'0" x 8'11" (2.75m x 2.71m)

WC 4'11" x 2'9" (1.51m x 0.83m)

## FIRST FLOOR ACCOMMODATION

### Landing

Bedroom One 12'9" x 11'7" (3.88m x 3.53m)

Bedroom Two 10'1" x 11'7" (3.07m x 3.53m)

Bedroom Three 6'5" x 7'3" (1.96m x 2.21m)

Bathroom 8'0" x 7'2" (2.43m x 2.18m)

## EXTERNAL

Garage 12" x 20" (3.66m x 6.10m)

## 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 and mains gas fire in the lounge.

Broadband – FTTP (fibre to the premises)

Mobile signal/coverage is good in this area

## VIEWINGS

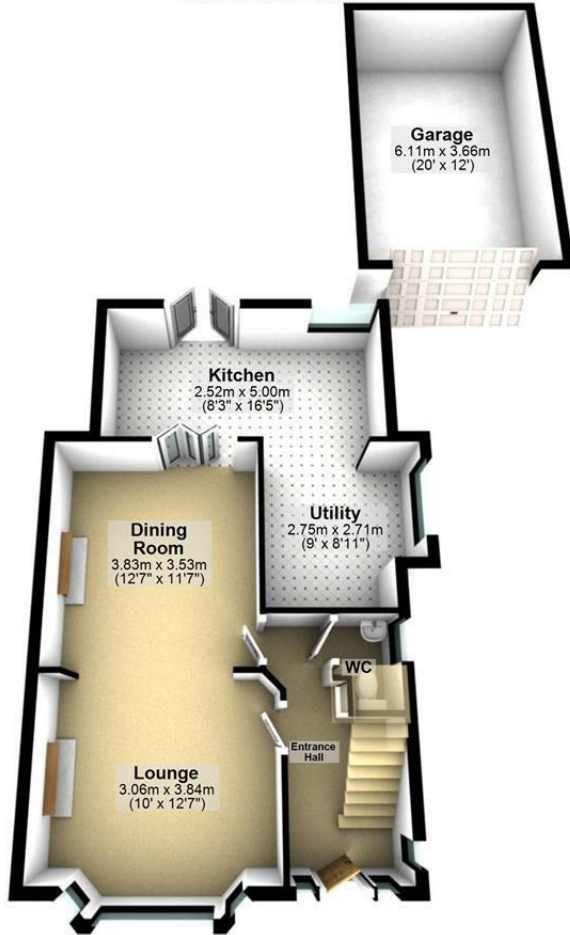
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

## WINDOWS

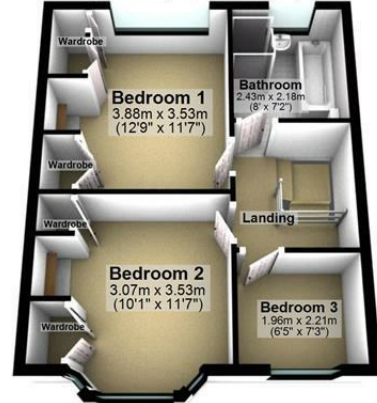
Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



**Ground Floor**  
Approx. 70.8 sq. metres (762.3 sq. feet)



**First Floor**  
Approx. 41.4 sq. metres (445.4 sq. feet)



Total area: approx. 112.2 sq. metres (1207.7 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 <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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