



### 3 The Old Chapel York Road, Cliffe, YO8 6NN

No Onward Chain | Five Bedrooms | Three Reception Rooms | Double Garage | Private Rear Garden | Sought After Village Location

- Detached Property
- Gas Central Heating
- Council Tax Band - F
- Popular Village Location
- Five Bedrooms
- Freehold Property
- No Onward Chain
- Double Garage with Driveway
- EPC Rating - C
- Three Reception Rooms

**£325,000**

Welcome to this good sized family home located on York Road in the sought-after village of Cliffe. Along with a large kitchen this property boasts three reception rooms - a spacious lounge, a charming dining room, and a cosy family room, providing ample space for entertaining guests or relaxing with family.

Five bedrooms with the Master Bedroom having its own ensuite this property offers plenty of room for a growing family or those who enjoy having guests over.

One of the standout features of this property is the parking available along with a double garage, ensuring convenience for you and your visitors. Additionally, the gas central heating system provides efficient warmth throughout the house, perfect for those chilly British winters.

Situated in a lovely village setting, this house offers a retreat with plenty of countryside walks right on the doorstep. The absence of an onward chain means you can move in hassle-free and start enjoying your new home right away.

Don't miss the opportunity to make this charming property your own. Contact us today to arrange a viewing and take the first step towards owning your dream home in Cliffe.

EPC Rating - C  
Council Tax Band - F

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

Lounge 15'4" x 16'4" (4.68m x 4.98m)

Kitchen 15'4" x 13'11" (4.67m x 4.24m)

Dining Room 13'8" x 10'4" (4.16m x 3.15m)

Family Room 13'7" x 13'0" (4.15m x 3.95m)

Utility 10'3" x 9'8" (3.13m x 2.95m)

### Inner Hallway

WC 6'1" x 3'10" (1.85m x 1.16m)

## FIRST FLOOR ACCOMMODATION

### Landing

Master Bedroom 17'7" x 13'9" (5.35m x 4.19m)

En-suite 6'10" x 5'11" (2.09m x 1.80m)

Bedroom Two 12'4" x 16'8" (3.76m x 5.09m)

Bedroom Three 10'4" x 14'0" (3.15m x 4.27m)

Bedroom Four 11'5" x 13'9" (3.49m x 4.19m)

Bedroom Five 10'2" x 9'5" (3.11m x 2.86m)

Family Bathroom 7'9" x 9'5" (2.36m x 2.86m)

## EXTERNAL

Double Garage 18'4" x 18'2" (5.59m x 5.53m)

## 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 room heating

Broadband – FTTC (fibre to the cabinet).

Mobile signal/coverage is good in this area

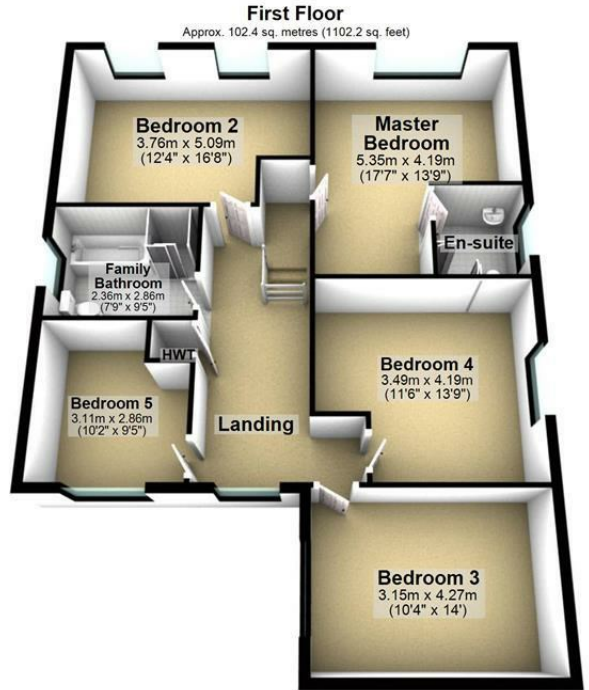
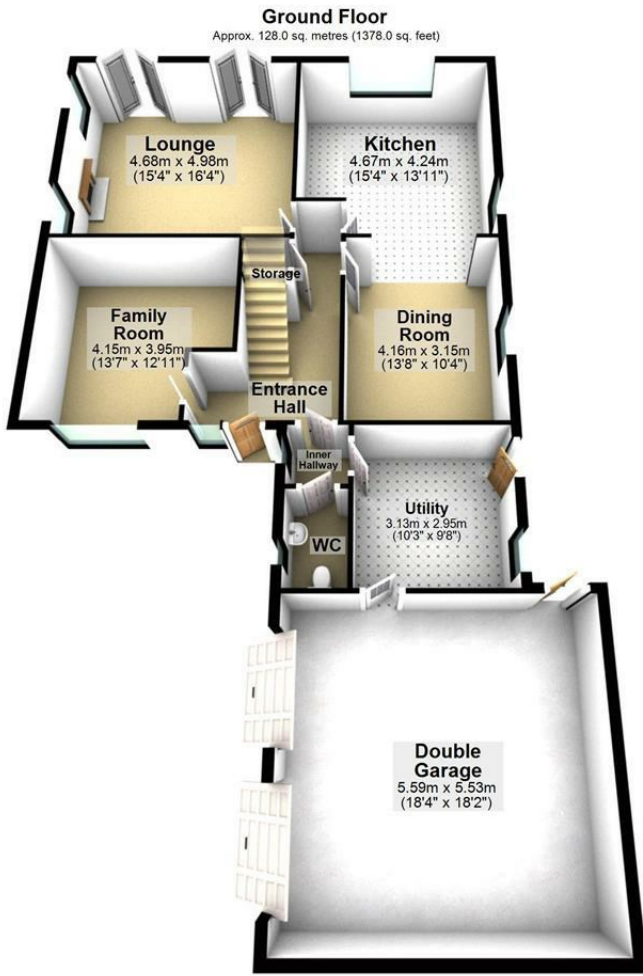
## VIEWINGS

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.

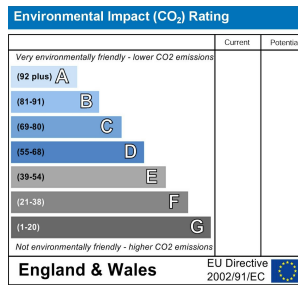
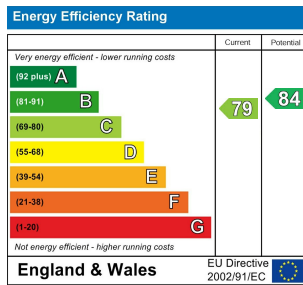
## WINDOWS

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





Total area: approx. 230.4 sq. metres (2480.2 sq. feet)



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