



3 Meadow Croft, Brayton, YO8 9EJ

Detached Bungalow | Three Bedrooms | Conservatory | Driveway & Garage | No Onward Chain | Open Plan Kitchen/Dining/Living Area | Viewing Highly Recommended

- Detached Bungalow
- Gas Central Heating
- Council Tax Band - C
- Viewing Highly Recommended
- Three Bedrooms/ Two Bedrooms And Extra Reception Room
- Freehold Property
- Multiple Reception Rooms
- Driveway Parking With Garage
- EPC Rating - D
- No Onward Chain

Offers Over £310,000

Jigsaw Move are pleased to welcome you to Meadow Croft, Brayton - a charming detached bungalow that offers a delightful living experience. The well-presented interior of this bungalow is complemented by a bright and airy atmosphere, creating a warm and inviting ambiance throughout.

Step inside this well-presented bungalow and be greeted by an open plan living and dining area, ideal for creating a warm and inviting atmosphere. The property features a modern shower room, adding convenience to your daily routine

This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three spacious bedrooms, there is potential for one of them to be used as a reception room, there is ample space for a growing family or visiting guests.

Situated on a generous plot, this property offers a driveway with parking for up to two vehicles, ensuring convenience for you and your visitors. With a total of 1,011 sq ft of living space, there is plenty of room to make this house your home.

The absence of an onward chain means you can move in hassle-free and start enjoying your new home right away.

Whether you are looking for a peaceful retreat or a place to create lasting memories, this detached bungalow at Meadow Croft is sure to tick all the boxes. Don't miss out on the opportunity to make this charming property your own.

ACCOMMODATION

Entrance Hall

Open Plan Kitchen/ Dining/ Living Area 32'1" x 8'11" (9.78m x 2.71m)

Conservatory 8'0" x 9'0" (2.44m x 2.74m)

Bedroom/Reception Room 14'0" x 10'11" (4.27m x 3.33m)

Bedroom 12'0" x 11'3" (3.67m x 3.43m)

Bedroom 10'10" x 11'3" (3.29m x 3.43m)

Shower Room 5'6" x 6'7" (1.68m x 2.00m)

EXTERNAL

Garage 18'1" x 8'8" (5.51m x 2.63m)

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

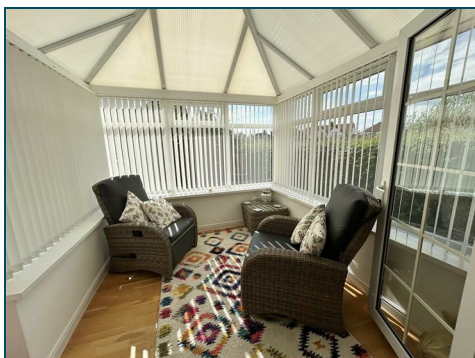
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in 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.

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.

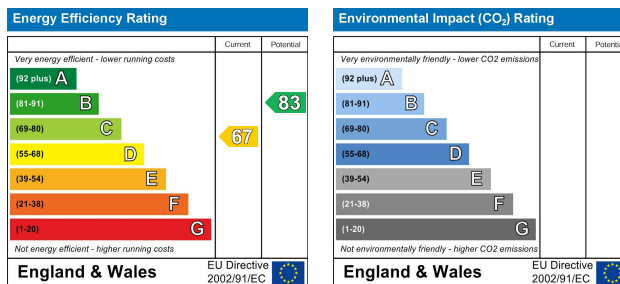
WINDOWS

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





Total area: approx. 99.9 sq. metres (1075.4 sq. feet)



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