



### 3 Cherry Tree Walk, Barlby, YO8 5XW

Detached Property | Three Double Bedrooms | Driveway Parking | Single Garage | Open Plan Lounge/Diner | Ideal Family Home | Viewing Highly Recommended.

- Detached Property
- Gas Central Heating
- Council Tax Band - C
- Ideal Family Home
- Three Bedrooms
- Freehold Property
- Open Plan Lounge/Diner
- Driveway Parking With Single Garage
- EPC Rating - C
- Viewing Highly Recommended

**Asking Price £250,000**



Jigsaw Move are pleased to welcome you to Cherry Tree Walk, Barlby - a charming detached house that could be your next dream home! This lovely property boasts a spacious 808 sq ft of living space, perfect for a family looking for comfort and style.

As you step inside, you'll be greeted by a cosy reception room, perfect for entertaining guests or for relaxing with your loved ones. With three double inviting bedrooms, there's plenty of space for everyone to unwind and make themselves at home. The bathroom features both a shower and a bath, ideal for unwinding after a long day and catering to your every need.

Built in 1998, this house exudes character and warmth, offering a blend of modern amenities and timeless appeal. Additionally, the convenience of a single garage provides secure parking for your vehicle, along with space for an additional car in the driveway.

One of the highlights of this property is the delightful conservatory, where you can bask in the natural light and enjoy the beauty of the outdoors from the comfort of your own home. Whether you're sipping your morning coffee or hosting a gathering with friends, this space is sure to be a favourite.

Located in a desirable area, this property offers a perfect blend of tranquillity and convenience. Don't miss the opportunity to make this house your home and create lasting memories in this wonderful abode on Cherry Tree Walk. Book a viewing today and envision the possibilities that await you at Cherry Tree Walk!

## **GROUND FLOOR ACCOMMODATION**

### **Entrance Hall**

**Lounge 15'5" x 10'11" (4.71m x 3.33m)**

**Kitchen 8'0" x 9'7" (2.44m x 2.92m)**

**Dining Room 8'0" x 9'5" (2.44m x 2.86m)**

**Conservatory 9'2" x 9'0" (2.79m x 2.75m)**

**WC**

## **FIRST FLOOR ACCOMMODATION**

**Bedroom One 13'3" x 9'6" (4.04m x 2.89m)**

**Bedroom Two 9'2" x 9'6" (2.79m x 2.89m)**

**Bedroom Three 8'4" x 9'10" (2.55m x 2.99m)**

**Family Bathroom 7'8" x 6'4" (2.34m x 1.93m)**

## **EXTERNAL**

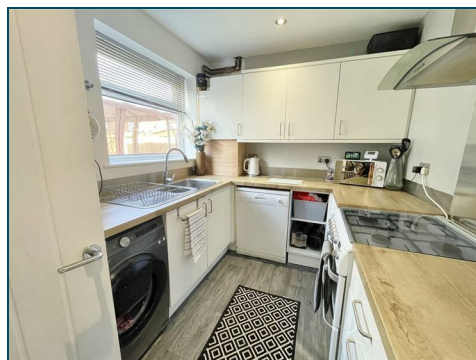
**Garage 17'1" x 8'1" (5.22m x 2.48m)**

## **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

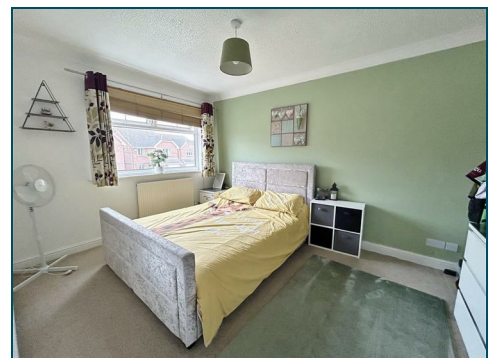
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

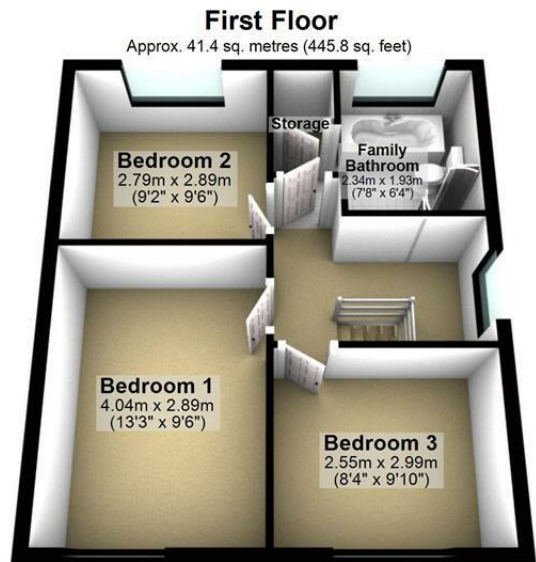
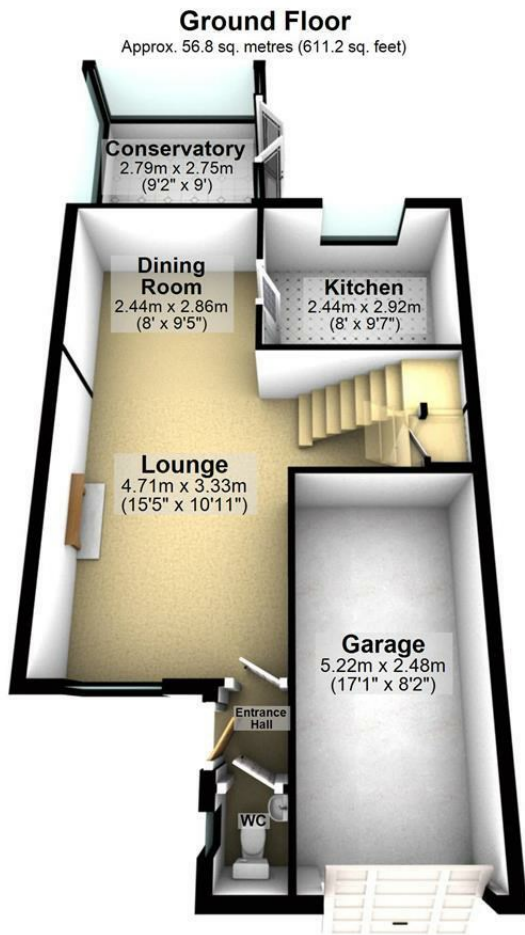
## VIEWINGS

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.

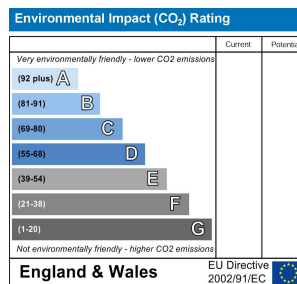
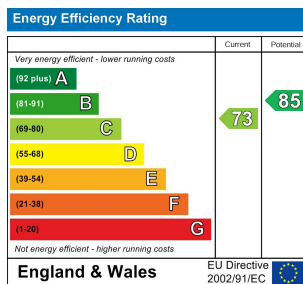
## WINDOWS

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





Total area: approx. 98.2 sq. metres (1057.0 sq. feet)



**safeagent**  
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



Look for Propertymark Protection to ensure your agent is qualified and regulated