



## 10 Green Acres Close, Emley, HD8 9RA

Over 1400 sq ft | Four Bedrooms | En-Suite To Master Bedroom | Three reception Rooms | Utility Room | WC | Driveway Parking | Downstairs Study | Quiet Cul-De-Sac | Immaculately Presented

- Modern Semi-Detached Property
- Gas Central Heating
- Council Tax Band - C
- En-Suite To Master Bedroom
- Four Bedrooms
- Freehold Property
- Quiet Cul-De-Sac
- Driveway Parking
- EPC Rating - C
- Utility & WC

**Offers Over £350,000**



Jigsaw Move are pleased to welcome this modern semi-detached house which is nestled in the serene Green Acres Close of Emley. This property offers a delightful blend of space and comfort. Boasting two reception rooms, study, utility, four bedrooms, two bathrooms and a WC, this property provides ample living space for a growing family or those who love to entertain.

With a generous 1,474sq ft of living area, this home built in the 1970's. The property features a convenient en-suite in the master bedroom, ensuring privacy and luxury for the homeowners. Additionally, the presence of a study offers a dedicated space for work or hobbies, enhancing the functionality of the house.

The multiple reception rooms in this house provide versatility in how the space can be utilised, catering to various needs and preferences. Whether you desire a cosy family room or a formal entertaining area, this property offers the flexibility to adapt to your lifestyle.

Situated in a quiet cul-de-sac, this residence provides a peaceful retreat from the hustle and bustle of everyday life. The property also offers parking space for two vehicles, a valuable commodity in this day and age. The inclusion of a utility room adds practicality to the home, making household chores a breeze.

In conclusion, this semi-detached house in Emley presents a wonderful opportunity to own a spacious and well-appointed home in a desirable location. Don't miss the chance to make this property your own and enjoy the comforts and tranquillity it has to offer.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

Door to:

### Lounge 10'4" x 15'7" (3.16m x 4.76m)

Window to front, door to:

### Kitchen 12'4" x 12'1" (3.75m x 3.68m)

Window to rear.

### Dining Room 14'6" x 15'7" (4.41m x 4.76m)

Window to rear, stairs, double door, door to:

### Study 10'2" x 8'5" (3.10m x 2.57m)

Window to front, door to:

### Utility 5'9" x 8'7" (1.76m x 2.61m)

Door to:

## WC

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One 10'4" x 15'8" (3.14m x 4.77m)

Window to front, door to:

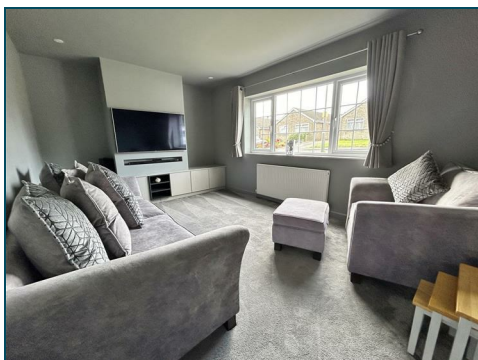
### En-suite Shower Room

### Bedroom Two 8'0" x 15'9" (2.44m x 4.80m)

Two windows to rear, door to:

### Bedroom Three 8'0" x 12'1" (2.44m x 3.69m)

Window to rear, door to:



### **Bedroom Four 9'3" x 12'3" (2.81m x 3.73m)**

Window to front, door to:

### **Bathroom 5'7" x 9'1" (1.71m x 2.77m)**

Window to side, door to:

### **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**

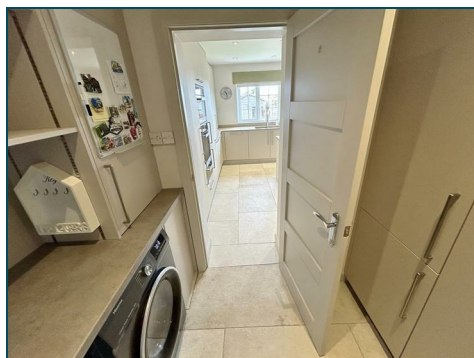
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

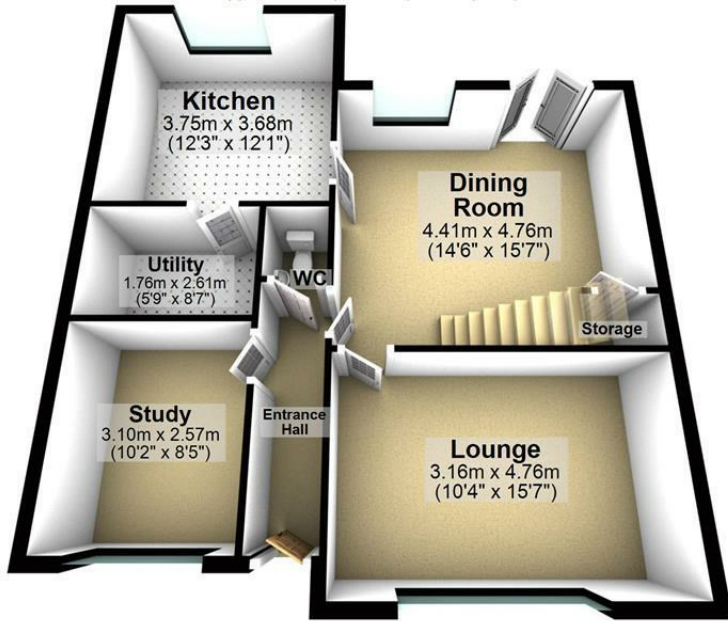
### **WINDOWS**

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



### Ground Floor

Approx. 69.8 sq. metres (751.0 sq. feet)

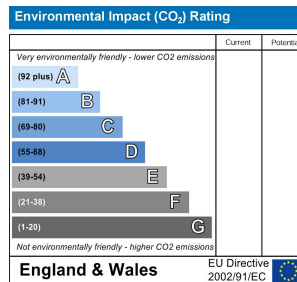
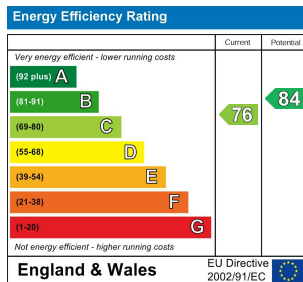


### First Floor

Approx. 61.2 sq. metres (658.4 sq. feet)



Total area: approx. 130.9 sq. metres (1409.5 sq. feet)



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