



12 Adamson Court, Drax, YO8 8GU

Simply Wow! | Impressive Detached Corner Plot In Tucked Away Cul-De-Sac | Four Double Bedrooms | South Facing Rear Garden | Driveway Parking For Up To Eight Cars | Converted Double Garage | En-Suite To Master Bedroom | Utility & WC | Study | Don't Miss Your Viewing Today

- Beautifully Presented Detached Corner Plot Property
- Air Source Heat Pump
- Council Tax Band - E
- Multiple Reception Rooms
- Four Double Bedrooms
- Freehold Property
- Great Sized South Facing Rear Garden
- Driveway Parking With Double Garage
- EPC Rating - C
- En-Suite To Master Bedroom

Offers Over £490,000

Jigsaw Move are pleased to welcome you to this incredible home on Adamson Court, Drax - a stunning beyond words detached corner plot property built in 2019 that offers a modern living experience in a beautiful and tucked away setting. This property boasts two reception rooms, four double bedrooms, and two bathrooms which provides ample space for a growing family or those who love to entertain.

Spanning across 1,636 sq ft, this contemporary home features underfloor heating to the ground floor, ensuring warmth and comfort during the colder months. The high-spec fully integrated appliances in the kitchen make cooking a delight whilst adding a touch of lavishness, and the bi-fold doors leading from the kitchen to the patio seamlessly blend indoor and outdoor living.

Inside, the house is modern and presented beautifully throughout, offering a contemporary and stylish living environment. The property also includes a utility room and a convenient downstairs WC, adding to the practicality of the layout. The en-suite bathroom in the master bedroom is a luxurious touch, offering a private oasis for relaxation. Also the property exudes modern elegance and offers a nest heating system for added convenience and energy efficiency.

One of the standout features of this property is the ample parking space available for up to eight vehicles, making it perfect for those who love to entertain guests or have a large family. The double garage has been cleverly converted into a sunroom and storage area, adding versatility to the property.

The south-facing rear garden is of considerable size, providing the perfect spot for outdoor activities or simply relaxing in the sun. Additionally, the option to keep the hot tub provides the perfect opportunity to unwind and relax in style.

If you are looking for a impeccable, spacious and modern family home with plenty of parking space and a beautiful garden, this property in Adamson Court is definitely one for you. Don't miss out on the opportunity to make this house your new home!

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 15'10" x 12'2" (4.82m x 3.71m)

Kitchen/Diner 20'8" x 11'1" (6.29m x 3.37m)

Utility 6'8" x 6'9" (2.03m x 2.06m)

Study 7'4" x 11'0" (2.24m x 3.35m)

WC 3'11" x 6'9" (1.20m x 2.06m)

FIRST FLOOR ACCOMMODATION

Landing

Master Bedroom 15'5" x 12'0" (4.69m x 3.67m)

En-suite Shower Room 6'11" x 6'1" (2.11m x 1.85m)

Bedroom Two 11'4" x 12'6" (3.45m x 3.81m)

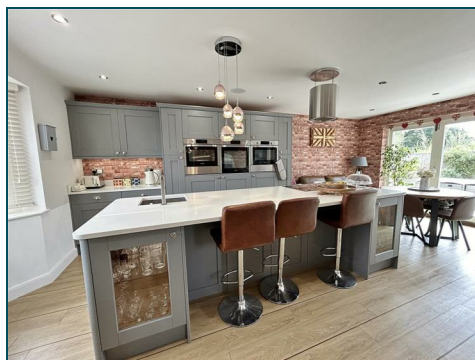
Bedroom Three 7'7" x 13'5" (2.32m x 4.09m)

Bedroom Four 7'7" x 10'7" (2.32m x 3.23m)

Family Bathroom 7'7" x 6'7" (2.32m x 2.01m)

EXTERNAL

Double Garage Storage 17'11" x 4'11" (5.47m x 1.50m)



Sun Room 17'11" x 13'1" (5.47m x 4.00m)

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

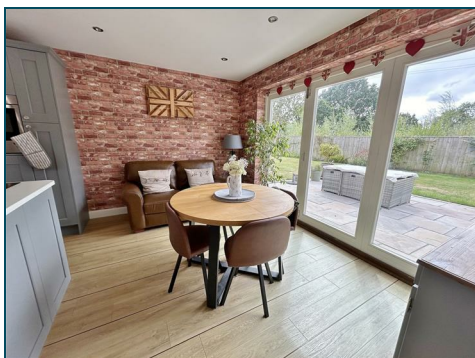
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in 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. 98.1 sq. metres (1055.5 sq. feet)



First Floor
Approx. 68.1 sq. metres (733.2 sq. feet)



Total area: approx. 166.2 sq. metres (1788.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	93
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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