



## The Cottage Sand Lane, Osgodby, YO8 5HN

Detached Dormer Bungalow | Three Bedrooms | Driveway Parking | Iron Gates | Orangery | En-Suite To Master Bedroom | Utility | WC | Viewing Highly Recommended

- Detached Property
- Gas Central Heating
- Council Tax Band - D
- Orangery
- Two Bedrooms/Reception Room
- Freehold Property
- En-Suite To Master Bedroom
- Driveway Parking
- EPC Rating - B
- Utility Room & WC

**Asking Price £325,000**

Jigsaw Move are pleased to welcome you to this charming detached house located on Sand Lane in the picturesque village of Osgodby. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms and two modern bathrooms, there is plenty of space for a small family or a couple looking for a peaceful retreat.

Built in 2013, this house offers a contemporary feel with a touch of elegance. The property spans 1,151 sq ft, providing ample room for comfortable living. The driveway with iron gates adds a touch of grandeur to the entrance, ensuring both security and style.

One of the highlights of this lovely home is the orangery, a bright and airy space that can be used for dining, relaxing, or even as a home office. The en-suite bathroom in the master bedroom offers convenience and privacy, while the additional utility room adds practicality to everyday living.

Furthermore, the flexibility of the layout allows for the reception room to be easily converted into a third bedroom if desired, providing versatility to suit your needs. Whether you are looking for a peaceful countryside retreat or a cosy family home, this property offers a wonderful opportunity to create your own haven in the heart of Osgodby.

Don't miss out on the chance to make this charming house your own and enjoy the tranquility and comfort it has to offer. Contact us today to arrange a viewing and take the first step towards owning your dream home in this idyllic location.

## **GROUND FLOOR ACCOMMODATION**

### **Porch**

### **Entrance Hall**

**Lounge 14'4" x 11'5" (4.38m x 3.49m)**

**Kitchen/Diner 8'7" x 22'2" (2.62m x 6.76m)**

**Orangery 9'9" x 11'2" (2.96m x 3.41m)**

**Utility 8'7" x 3'9" (2.62m x 1.14m)**

**WC 2'10" x 3'9" (0.87m x 1.14m)**

**Bedroom Three 10'10" x 8'3" (3.29m x 2.51m)**

## **FIRST FLOOR ACCOMMODATION**

### **Landing**

**Master Bedroom 16'9" x 13'6" (5.11m x 4.11m)**

**En-suite 5'6" x 4'11" (1.68m x 1.51m)**

**Bedroom Two 9'9" x 8'4" (2.97m x 2.53m)**

**Family Bathroom 7'5" x 7'0" (2.27m x 2.14m)**

## **EXTERNAL**

### **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.

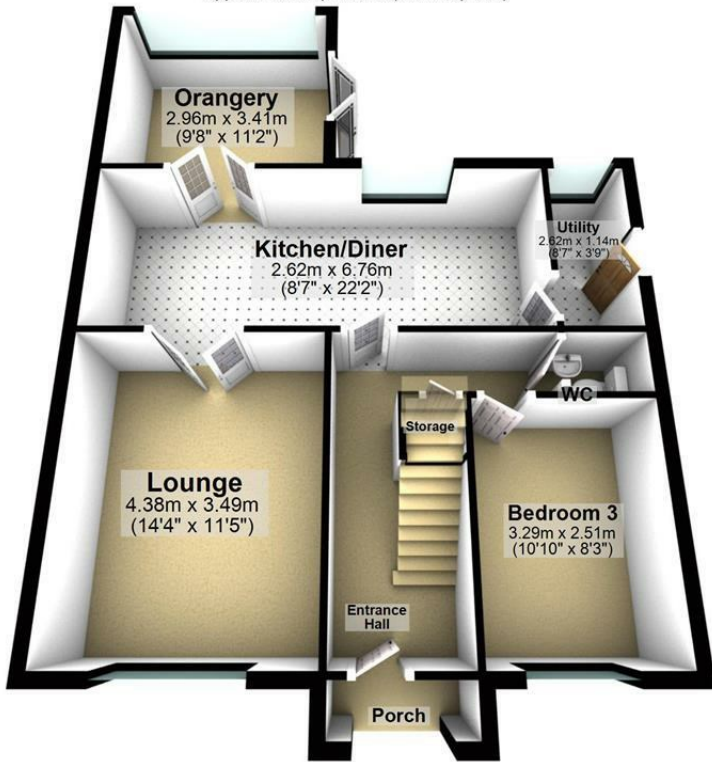
## WINDOWS

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



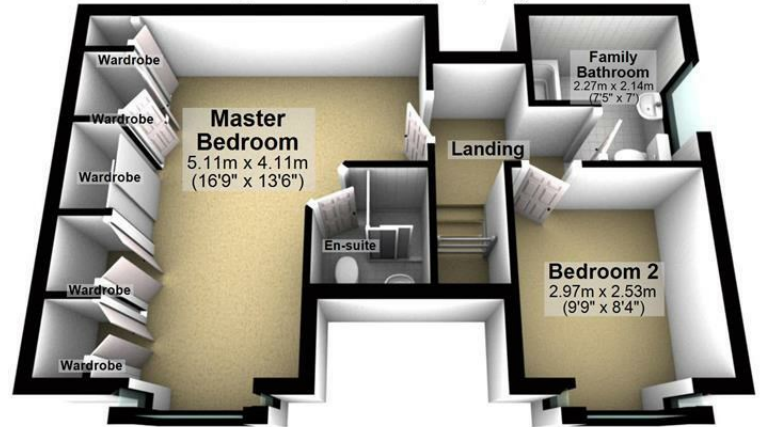
### Ground Floor

Approx. 67.0 sq. metres (720.7 sq. feet)



### First Floor

Approx. 40.1 sq. metres (431.5 sq. feet)



Total area: approx. 107.0 sq. metres (1152.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B		82	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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