



11 Nova Scotia Way, Riccall, YO19 6RP

Semi-Detached Bungalow | Two Bedrooms | No Onward Chain | Driveway Parking | Sought After Village Location | Viewing Highly Recommended

- Semi-Detached Bungalow
- Electric Storage Heaters
- Council Tax Band - B
- Popular Village Location
- Two Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking
- EPC Rating - E
- Viewing Highly Recommended

Offers Over £210,000

Jigsaw Move are pleased to welcome you to this charming property located on Nova Scotia Way in the sought-after village of Riccall. This property boasts one reception room, two bedrooms, and one bathroom, making it a perfect home for a small family or a couple looking to settle down in a tranquil setting.

Situated at the end of a quiet cul-de-sac, this property offers a peaceful and safe environment, ideal for those seeking a serene lifestyle. With no onward chain, you can move in hassle-free and start enjoying all that this lovely home has to offer.

The village of Riccall is highly sought after for its picturesque surroundings and sense of community. You'll find yourself surrounded by friendly neighbours and beautiful green spaces, perfect for leisurely strolls or outdoor activities. The village hosts a range of local amenities including; primary school, general shops, public house/restaurant, play park and doctors surgery. Riccall is an ideal location when commuting to Selby, York and Leeds as it is close to all major networks.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm of Nova Scotia Way for yourself.

ACCOMMODATION

Entrance Hall

Lounge 16'4" x 10'8" (4.99m x 3.26m)

Kitchen 10'2" x 6'8" (3.09m x 2.04m)

Bedroom One 10'10" x 9'1" (3.29m x 2.76m)

Bedroom Two 7'4" x 7'11" (2.24m x 2.41m)

Family Bathroom 5'0" x 6'4" (1.52m x 1.93m)

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

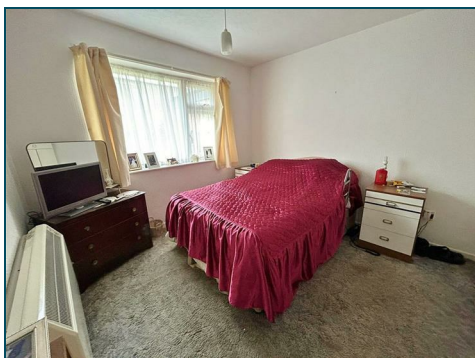
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

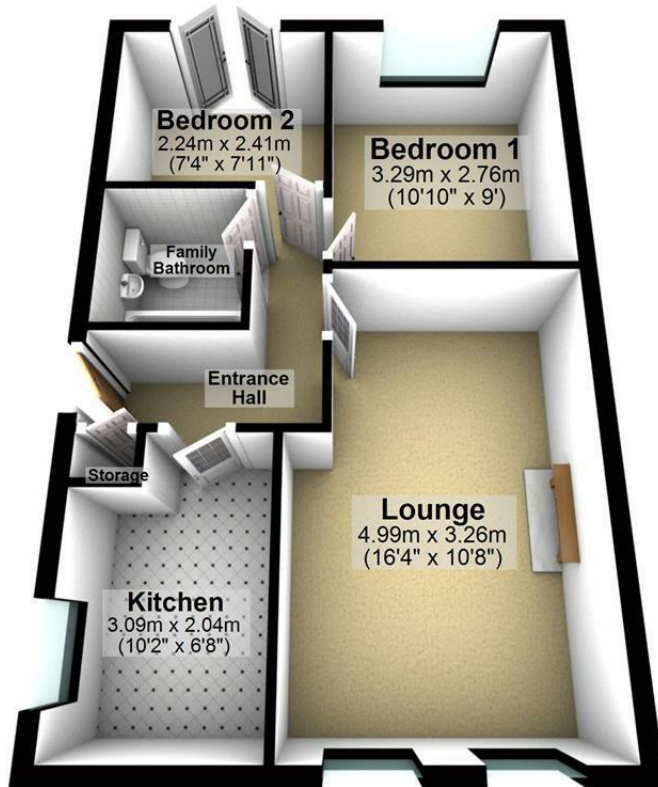
WINDOWS

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



Ground Floor

Approx. 45.1 sq. metres (485.2 sq. feet)



Total area: approx. 45.1 sq. metres (485.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(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			89
(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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