



27 Foxglove Way, Hambleton, YO8 9UB

Beautifully Presented Detached Property | Four Bedrooms | Driveway Parking | Integral Garage | En-Suite To Master Bedroom | Well Presented Rear Garden | Popular Village Location

- Beautifully Presented Detached Property
- Gas Central Heating
- Council Tax Band - E
- Well Presented Rear Garden
- Four Bedrooms
- Freehold Property
- Open Plan Kitchen Diner
- Driveway Parking & Integral Garage
- EPC Rating - B
- En-Suite To Master Bedroom

£349,950

Jigsaw Move are pleased to welcome to Foxglove Way, Hambleton - a charming location for this stunning new build detached house. This property boasts a spacious 1,237sq ft of living space, perfect for a growing family.

As you step inside, you are greeted by a beautifully presented interior with a modern touch. The property features one reception room, ideal for entertaining guests or simply relaxing with your loved ones.

With four bedrooms, there is ample space for everyone in the family to have their own sanctuary. The en-suite shower room in the master bedroom adds a touch of luxury to your everyday routine. The property features fitted wardrobes in two of the bedrooms provide convenient storage solutions.

One of the highlights of this home is the well-presented rear garden, perfect for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends. Imagine the possibilities for outdoor entertaining or simply unwinding in your own private oasis.

Built in 2021, this house is a blend of modern design and comfort, making it an ideal home for those looking for a contemporary living space. Don't miss the opportunity to make this house your own and experience the best of Hambleton living at Foxglove Way.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 17'2" x 10'5" (5.23m x 3.18m)

Kitchen/Diner 9'1" x 25'0" (2.77m x 7.61m)

WC 5'7" x 2'11" (1.69m x 0.88m)

Garage 16'8" x 7'8" (5.07m x 2.34m)

FIRST FLOOR ACCOMMODATION

Landing

Master Bedroom 9'7" x 13'9" (2.92m x 4.19m)

En-suite Shower Room 4'9" x 7'8" (1.44m x 2.33m)

Bedroom Two 9'11" x 10'5" (3.01m x 3.17m)

Bedroom Three 9'7" x 11'3" (2.92m x 3.43m)

Bedroom Four 8'1" x 7'11" (2.47m x 2.42m)

Bathroom 6'6" x 7'11" (1.99m x 2.42m)

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.

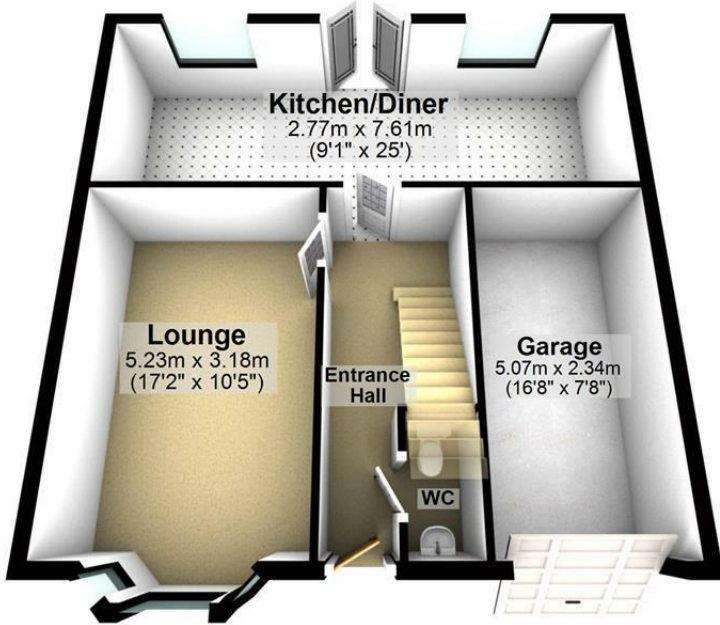
WINDOWS

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



Ground Floor

Approx. 59.2 sq. metres (637.3 sq. feet)



First Floor

Approx. 58.5 sq. metres (630.2 sq. feet)



Total area: approx. 117.8 sq. metres (1267.4 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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