



## 19 Lamb Inn Road, Knottingley, WF11 8AU

Semi Detached Property | Two Double Bedrooms | No Onward Chain | Driveway Parking | Utility Area | Ideal For First Time Buyers | Viewing Highly Recommended

- Semi-Detached Property
- Gas Central Heating
- Council Tax Band - A
- Modern Shower Room
- Two Double Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking
- EPC Rating - D
- Utility Room

**£125,000**

Jigsaw Move are pleased to welcome to this charming semi-detached house located on Lamb Inn Road in Knottingley! This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two spacious double bedrooms, this home offers ample space for a small family or guests.

Built in 1900, this characterful house features a modern shower room, ideal for those seeking convenience and comfort. The addition of a utility room adds practicality to daily living, making chores a breeze.

Spanning 883sq ft, this property provides a comfortable living space for you to make your own. The absence of an onward chain makes the buying process smoother, especially for first-time buyers looking to step onto the property ladder.

Don't miss out on the opportunity to own this lovely home in a convenient location. Whether you're looking for a cosy space to call your own or a property with potential, this semi-detached house on Lamb Inn Road could be the perfect fit for you.

## **GROUND FLOOR ACCOMMODATION**

**Entrance Hall 6'4" x 3'8" (1.94m x 1.11m)**

**Lounge 15'0" x 14'3" (4.57m x 4.34m)**

**Kitchen 11'3" x 14'3" (3.42m x 4.34m)**

**Utility 4'1" x 6'9" (1.24m x 2.05m)**

## **FIRST FLOOR ACCOMMODATION**

**Landing**

**Bedroom One 15'5" x 14'7" (4.69m x 4.44m)**

**Bedroom Two 11'3" x 9'10" (3.43m x 3.00m)**

**Shower Room 8'1" x 5'11" (2.46m x 1.80m)**

## **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.

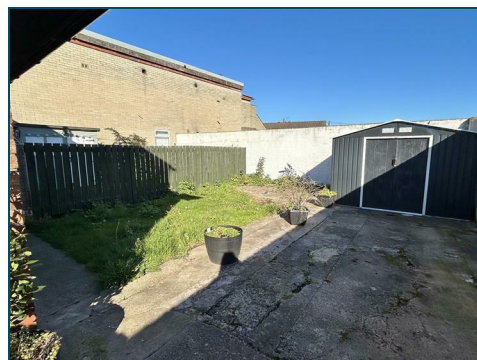
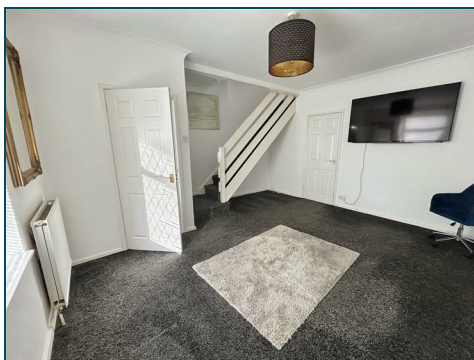
### **MAKING AN OFFER**

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

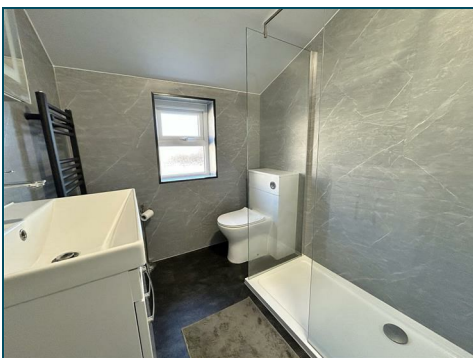
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

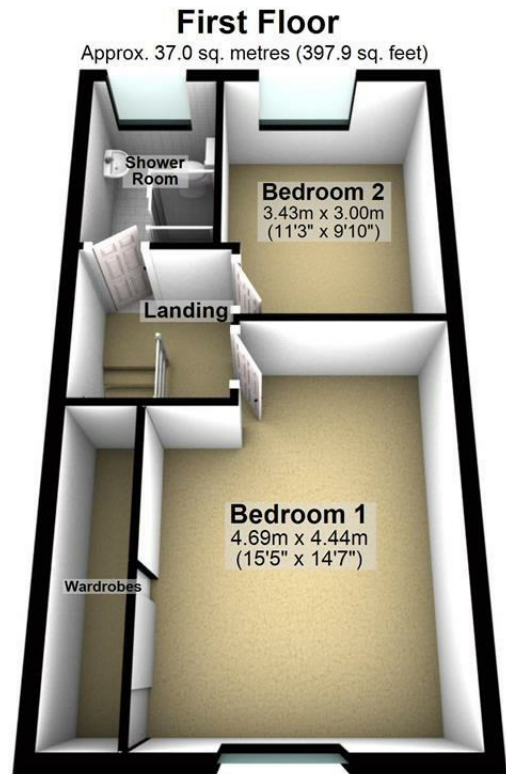
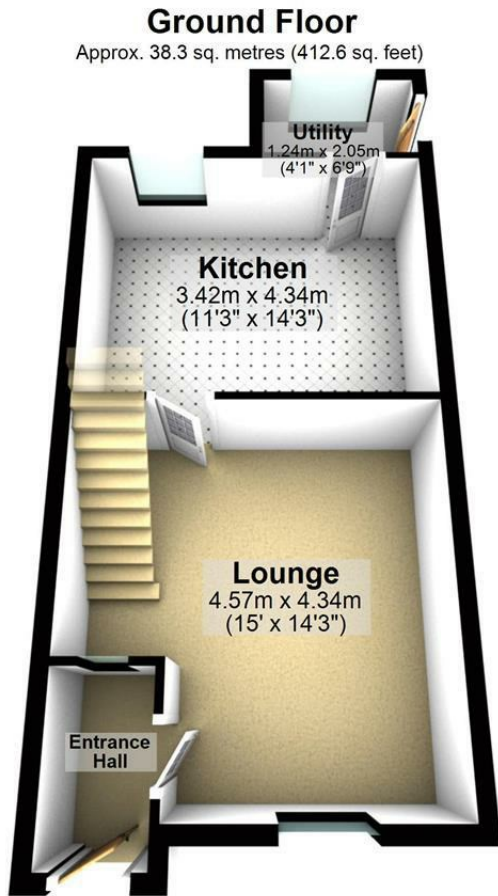
## VIEWINGS

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.

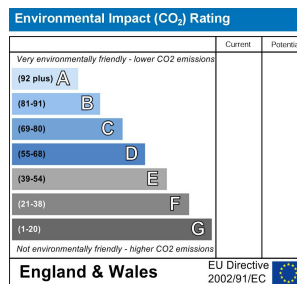
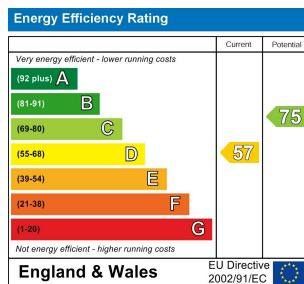
## WINDOWS

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





Total area: approx. 75.3 sq. metres (810.5 sq. feet)



**safeagent**  
11 Finkle Street, Selby, North Yorkshire, YO8 4DT  
info@jigsawmove.co.uk | www.jigsawmove.co.uk | info@jigsawletting.co.uk | www.jigsawletting.co.uk  
Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227

