



## 19 Upper Kenyon Street, Thorne, Doncaster, DN8 5BW

Mid-Terrace Property | Three Bedrooms | No Onward Chain | On Street Parking | Multiple Reception Rooms | Tenant In Situ | Viewing Highly Recommended

- Mid-Terrace Property
- Gas Central Heating
- Council Tax Band - A
- Ideal Investment Property
- Three Bedrooms
- Freehold Property
- No Onward Chain
- On Street Parking
- EPC Rating - D
- Multiple Reception Rooms

**£85,000**

Welcome to Upper Kenyon Street, Thorne - a charming location for this mid-terrace house! This property boasts not just one, but two reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's plenty of room for the whole family to unwind and make this house a home.

Situated in a convenient location, this property features on-street parking, ensuring you'll never have to worry about finding a space for your vehicle. The absence of an onward chain makes this an even more attractive opportunity for those looking to make a quick and hassle-free move.

One of the standout features of this lovely home is the brand-new roof that was installed in 2022, complete with a generous 20-year warranty for your peace of mind. Additionally, the Jubizol external insulation system, fitted in 2015 and backed by a 25-year warranty, ensures that the property is not only aesthetically pleasing but also energy-efficient.

Maintained to the highest standards, the boiler is serviced annually, guaranteeing a warm and welcoming atmosphere throughout the year. For those looking for a hassle-free investment opportunity, the option to sell with a tenant already in place, paying £495 per calendar month but this is increasing to £610 per calendar month from November 2024, provides a steady income stream from day one.

Whether you're a first-time buyer looking to step onto the property ladder or an investor seeking a promising venture, this house is an ideal choice. Its versatile layout and prime location offer endless possibilities for personalisation and potential growth.

Don't miss out on the chance to own this fantastic property in Upper Kenyon Street - book a viewing today and envision the endless possibilities that await you in this lovely home!

### **GROUND FLOOR ACCOMMODATION**

**Lounge 10'8" x 11'9" (3.25m x 3.58m)**

**Dining Room 12'0" x 11'9" (3.66m x 3.58m)**

**Kitchen 11'8" x 6'1" (3.55m x 1.85m)**

**Utility 2'1" x 6'1" (0.63m x 1.85m)**

**Bathroom 4'9" x 6'1" (1.46m x 1.85m)**

**Hallway**

### **FIRST FLOOR ACCOMMODATION**

**Landing**

**Bedroom One 10'6" x 11'8" (3.21m x 3.56m)**

**Bedroom Two 12'1" x 11'8" (3.68m x 3.56m)**

**Bedroom Three 8'6" x 6'5" (2.60m x 1.95m)**

### **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

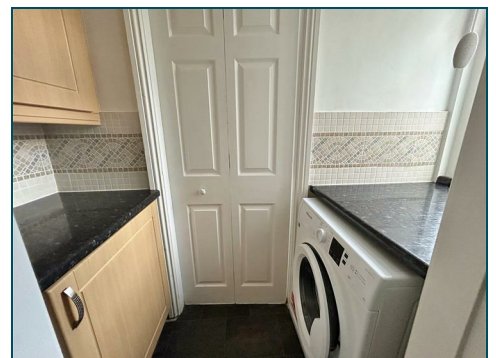
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

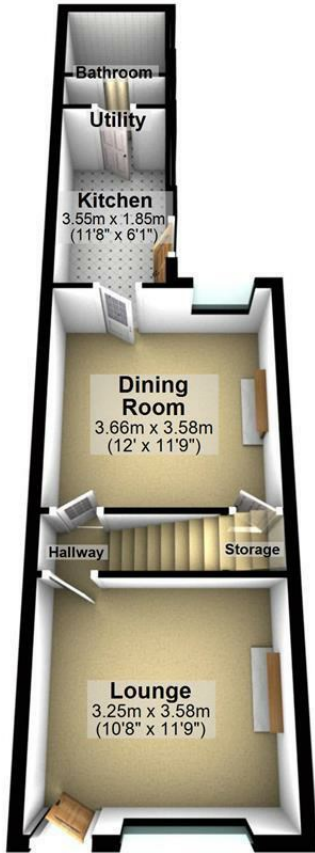
## WINDOWS

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



### Ground Floor

Approx. 39.4 sq. metres (424.2 sq. feet)

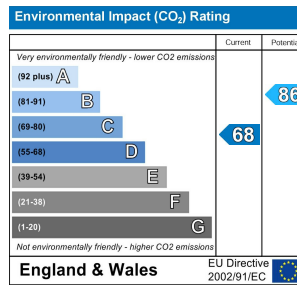
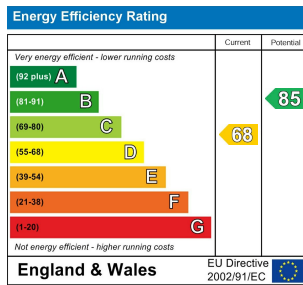


### First Floor

Approx. 33.5 sq. metres (361.1 sq. feet)



Total area: approx. 73.0 sq. metres (785.3 sq. feet)



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

