



Willow Bank Waterside, Hemingbrough, Selby, Yorkshire, YO8 6RD

Beautifully Presented Detached Property | South Facing | Four Double Bedrooms | Option Of No Chain | Driveway Parking | Double Garage | Master Bedroom With En-Suite & Dressing Room | Garden Room | Viewing Highly Recommended

- Beautifully Presented Detached Property
- Gas Central Heating
- Council Tax Band - E
- Four Double Bedrooms
- Freehold Property
- Master Bedroom With En-Suite & Dressing Room
- Private Driveway Parking With Double Garage
- EPC Rating - C
- Can Be No Chain
- Sizeable Garden Room In Rear Garden

Offers Over £500,000

Jigsaw Move are pleased to welcome you to this stunning detached property located in the picturesque village of Hemingbrough, Selby. This beautifully presented house boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four generously sized double bedrooms, this property offers ample space for everyone.

The large kitchen diner is a focal point of the house, offering a perfect space for family meals and gatherings. The dining room, currently set up as a gym, provides a flexible space that can be easily adapted to your lifestyle. Additionally, the property includes a convenient utility room, making household chores a breeze.

The master bedroom is a true sanctuary, featuring an en-suite bathroom and a dressing room, providing a touch of luxury and privacy. With all bedrooms being doubles, there is plenty of room for the whole family to spread out and make the most of this charming property. The modern bathroom which features a relaxing bath, ensure convenience and comfort for all residents.

Upon entering the well maintained south facing rear garden, you are greeted by a spacious garden room, perfect for entertaining guests or simply relaxing with a cup of tea while enjoying the view of the well-maintained garden.

Situated in a peaceful location, this property offers a tranquil escape from the hustle and bustle of everyday life. With parking available for multiple vehicles, you'll never have to worry about finding a spot after a long day.

Don't miss the opportunity to make this charming detached house your new home. Book a viewing today and experience the beauty and comfort this property has to offer.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 24'4" x 12'10" (7.42m x 3.92m)

Kitchen/Diner 22'3" x 26'5" (6.77m x 8.05m)

Dining Room 9'11" x 10'6" (3.02m x 3.19m)

Utility 11'11" x 4'8" (3.62m x 1.42m)

WC

FIRST FLOOR ACCOMMODATION

Landing

Master Bedroom 16'6" x 13'8" (5.03m x 4.16m)

En-suite Shower Room 6'10" x 5'2" (2.08m x 1.57m)

Dressing Room 5'0" x 7'3" (1.52m x 2.20m)

Bedroom Two 11'1" x 12'9" (3.38m x 3.89m)

Bedroom Three 13'1" x 9'5" (3.99m x 2.88m)

Bedroom Four 11'0" x 7'9" (3.35m x 2.35m)

Family Bathroom 5'8" x 9'8" (1.73m x 2.94m)

EXTERNAL

Garden Room

Double Garage 18'3" x 18'6" (5.56m x 5.63m)



Office 7'7" x 5'5" (2.32m x 1.64m)

Drying Room

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.

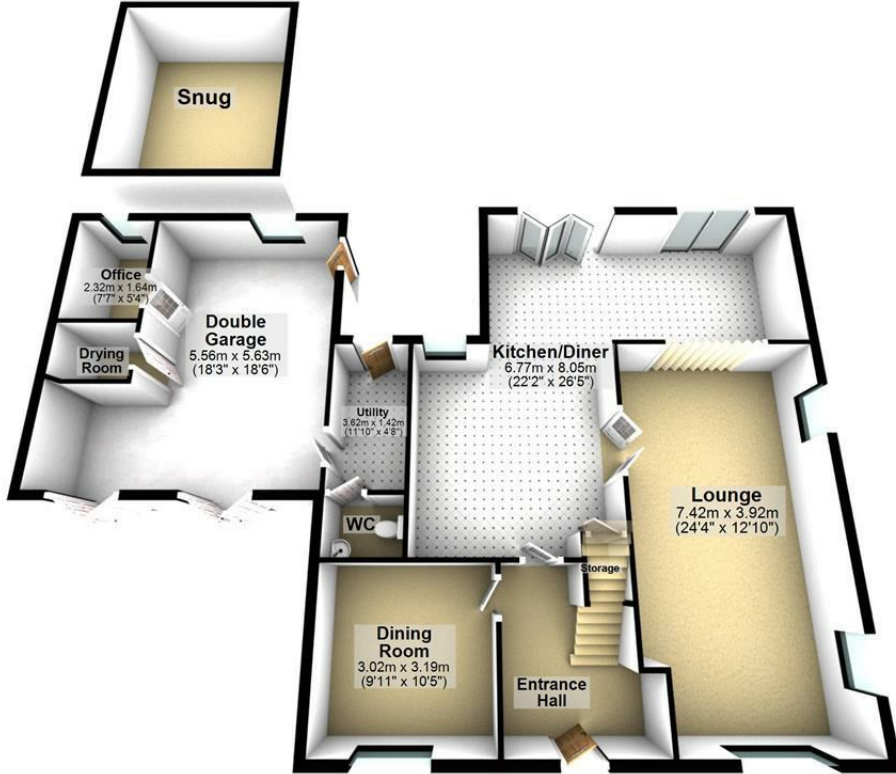
WINDOWS

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



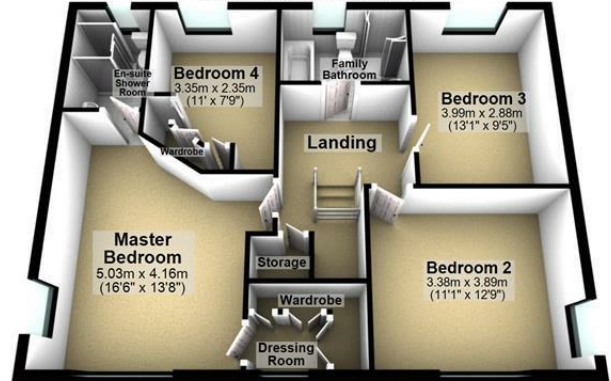
Ground Floor

Approx. 143.0 sq. metres (1539.2 sq. feet)



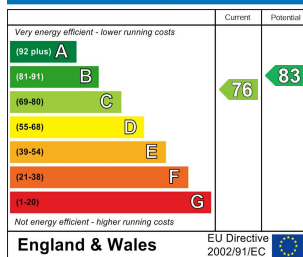
First Floor

Approx. 74.9 sq. metres (806.4 sq. feet)



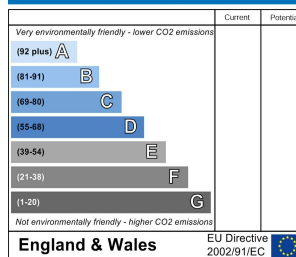
Total area: approx. 217.9 sq. metres (2345.6 sq. feet)

Energy Efficiency Rating



England & Wales

Environmental Impact (CO₂) Rating



England & Wales



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