



The Mount Mill Balk, Great Heck, DN14 0BW

Detached Property | Two Double Bedrooms | Driveway Parking | All Round CCTV System 24hr Recording | Garden Shed & Container | Large Kitchen Diner | Rural Village Location | Viewing Highly Recommended

- Detached Property
- Two Double Bedrooms
- Driveway Parking
- LPG Gas Bottles
- Freehold Property
- EPC Rating - F
- Council Tax Band - C
- Large Kitchen Diner
- Rural Village
- Viewing Highly Recommended

Asking Price £275,000

Jigsaw Move are pleased to welcome you to this delightful detached house nestled in the charming rural village of Great Heck, the property offers a perfect blend of comfort and convenience. Spanning an impressive 904sq ft, the property features two double bedrooms, making it an ideal home for couples or small families.

Upon entering, you are welcomed into a bright and airy reception room that sets the tone for the rest of the home. The large kitchen diner is a standout feature, providing ample space for cooking and entertaining. This inviting area is perfect for family meals or gatherings with friends, ensuring that every occasion is memorable.

The bathroom is well-appointed, featuring both a bath and a shower, catering to all your relaxation needs. Additionally, the property boasts an outside utility and storage area, offering practical solutions for your everyday needs and keeping your living space clutter-free.

One of the standout features of this property is the all-round CCTV system, which provides 24-hour recording for added peace of mind. This modern security measure ensures that you can enjoy your home with confidence, knowing that your safety is a priority.

Outside, the property is complemented by a garden shed, perfect for storing gardening tools or outdoor equipment. Additionally, a large storage container offers ample space for a workshop, any extra belongings, making organisation a breeze.

The tranquil setting of Mill Balk enhances the appeal of this property, allowing you to enjoy the beauty of rural life while still being within easy reach of local amenities. This home is not just a place to live; it is a sanctuary where you can unwind and appreciate the peaceful surroundings.

In summary, this detached house in Great Heck presents a wonderful opportunity for those seeking a comfortable and spacious home in a picturesque village setting. With its generous living spaces and practical features, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 11'9" x 11'8" (3.57m x 3.56m)

Kitchen/Dining Room 17'5" x 15'7" (5.30m x 4.76m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 12'0" x 12'1" (3.65m x 3.69m)

Bedroom Two 11'8" x 11'9" (3.56m x 3.57m)

Bathroom 5'5" x 15'7" (1.64m x 4.76m)

EXTERNAL

Garden Shed 12' x 6' (3.66m x 1.83m)

Storage Container/Work Shop 26' x 8' (7.92m x 2.44m)

Outside Store Room 9'5" x 4'9" (2.88m x 1.46m)

Outside Utility 7'7" x 7'8" (2.32m x 2.34m)

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

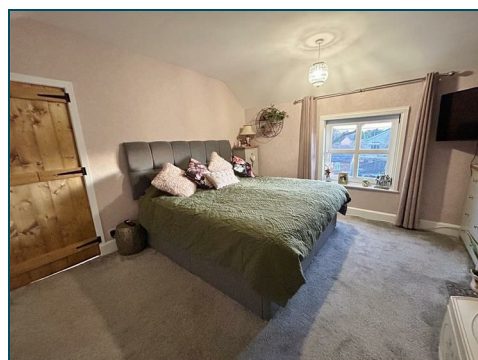
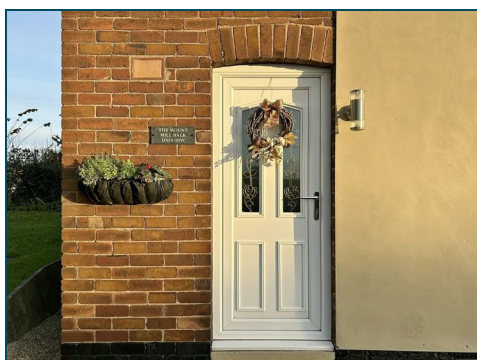
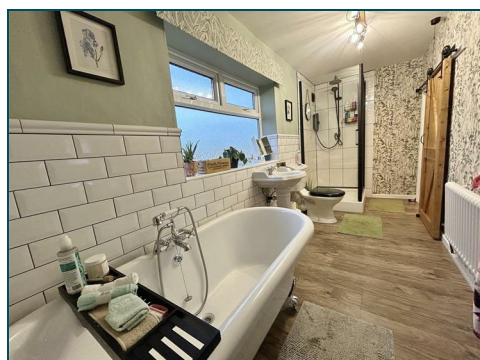
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

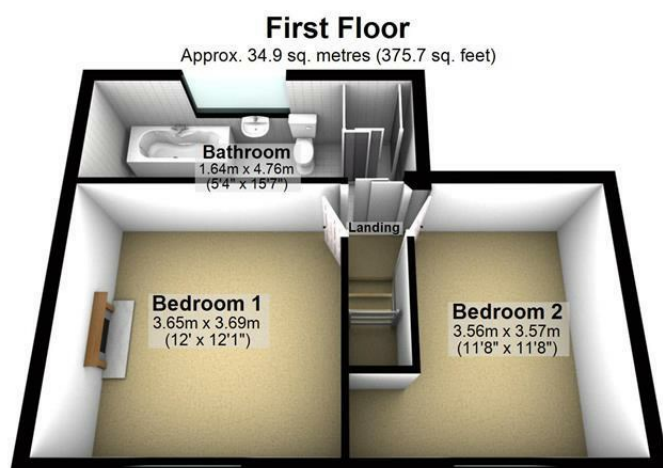
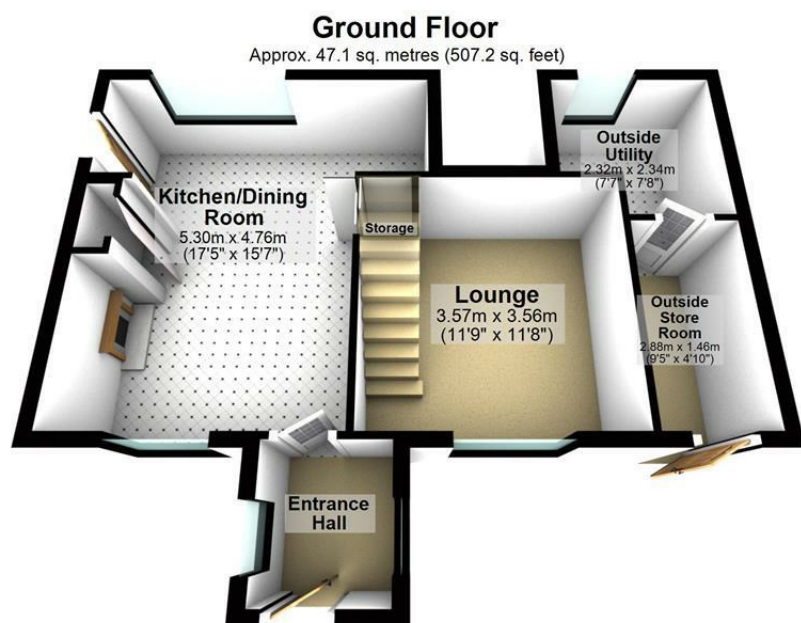
VIEWINGS

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. 82.0 sq. metres (883.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		31	
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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