



St. Chads Main Street, Kellington, DN14 0NH

Semi-Detached Property | Three Bedrooms | Driveway Parking | Garage | Open Plan Kitchen/ Dining/ Family Room | Utility & WC | Popular Village Location

- Semi-Detached Property
- Gas Central Heating
- Council Tax Band - C
- Popular Village Location
- Three Bedrooms
- Freehold Property
- Spacious Kitchen/Dining/Family Room
- Driveway Parking With Garage
- EPC Rating - C
- Utility & WC

Asking Price £240,000

Jigsaw Move are pleased to present this delightful semi-detached house nestled on the charming Main Street in Kellington, this property offers a perfect blend of comfort and modern living. With three bedrooms, this property is ideal for families or those seeking extra space.

As you enter, you are greeted by a spacious lounge which provides a welcoming atmosphere, ideal for relaxation after a long day. The heart of the home is an inviting open plan kitchen, dining, and family room for both everyday living and entertaining guests.

The property boasts a well-appointed WC and a convenient utility room, enhancing the functionality of the space. Outside, you will find a large rear garden, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. The garden provides ample room for children to play or for gardening enthusiasts to cultivate their green thumb.

For those with vehicles, the property features a generous driveway that accommodates up to three cars, along with a garage for additional storage or parking needs and car charging point. Security is also a priority, with CCTV installed and included in the sale, providing peace of mind for you and your loved ones. Additionally, the electric gate adds an extra layer of convenience and safety.

The property is situated within the desirable village of Kellington. Kellington hosts a range of local amenities including; primary school, public house, hotel & restaurant. It is also an ideal location for commuters due to its access links to all major networks for the M62 motorways, making it perfect for those travelling to York, Leeds and Hull.

This home is not just a property; it is a lifestyle choice, offering a blend of comfort, security, and outdoor enjoyment in a desirable location. Whether you are looking to settle down or invest, this semi-detached house on Main Street is a must-see. Don't miss the opportunity to make this charming residence your own.

GROUND FLOOR ACCOMMODATION

Entrance Vestibule

Entrance Hall

Lounge 11'5" x 10'6" (3.48m x 3.19m)

Kitchen/ Dining/ Family Room 26'7" x 16'10" (8.11m x 5.14m)

WC 3'1" x 6'3" (0.94m x 1.90m)

Utility 9'0" x 6'3" (2.74m x 1.90m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 11'7" x 10'6" (3.53m x 3.21m)

Bedroom Two 12'6" x 10'6" (3.81m x 3.19m)

Bedroom Three 8'0" x 6'0" (2.43m x 1.84m)

Family Bathroom 6'2" x 6'0" (1.88m x 1.83m)

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

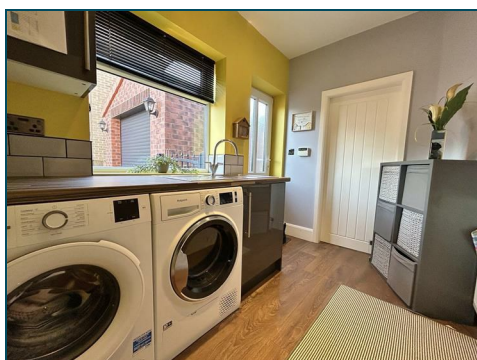
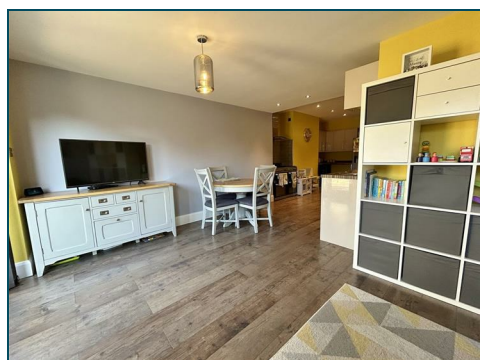
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

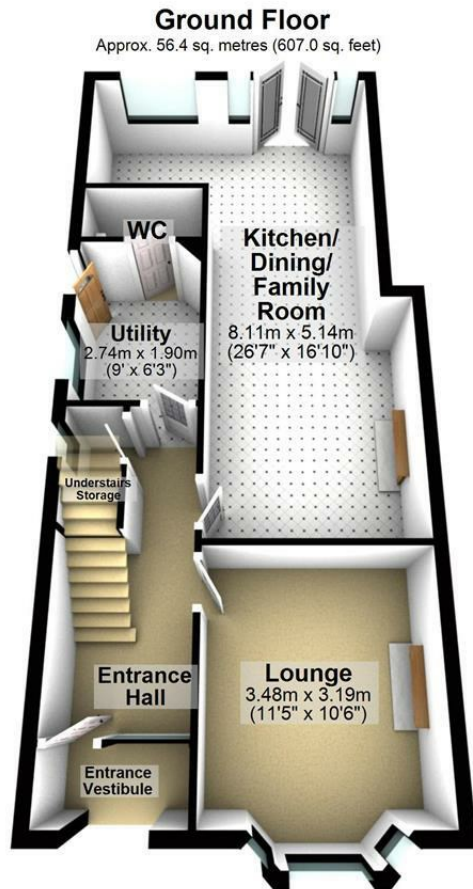
VIEWINGS

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.

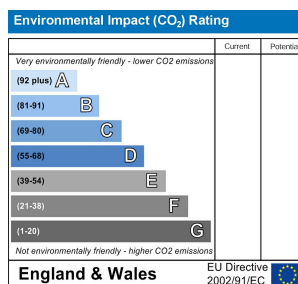
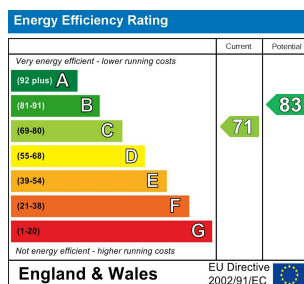
WINDOWS

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





Total area: approx. 94.8 sq. metres (1020.6 sq. feet)



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