



Jorlanda Station Road, Hensall, DN14 0QJ

Semi-Detached Property | Four Double Bedrooms | Two En-Suites | Garage | Utility Room | Multiple Reception Rooms | Driveway Parking | Ideal Family Home

- Well Presented Semi-Detached Property
- Gas Central Heating
- Council Tax Band - C
- Ideal Family Home
- Four Double Bedrooms With Two En-Suites
- Freehold Property
- Utility & WC
- Driveway Parking With Garage
- EPC Rating - C
- Multiple Reception Rooms

Asking Price £250,000

Jigsaw Move are pleased to present this impressive semi-detached house, nestled on the charming Station Road in Hensall. The property offers a perfect blend of modern living and comfort. Built in 2003, the property boasts a generous 1,722 square feet of well-designed space, making it an ideal family home.

Upon entering, you are greeted by two spacious reception rooms, providing ample space for relaxation and entertaining guests. The heart of the home features a well-appointed kitchen that flows seamlessly into the dining area, creating a warm and inviting atmosphere. The utility room adds practicality, ensuring that daily chores are easily managed.

This delightful residence comprises four double bedrooms, two of which benefit from en-suite shower rooms, offering privacy and convenience for family members or guests. The additional bedrooms are versatile and can be adapted to suit your needs, whether as children's rooms, a home office, or a guest space.

Outside, the well-maintained rear garden provides a tranquil retreat, perfect for enjoying sunny afternoons or hosting summer barbecues. Parking is a breeze with space for two vehicles, making it ideal for families or those who enjoy entertaining. Additionally, a single garage provides extra storage space or a secure area for your vehicle.

The property is situated within the rural village location of Hensall. This sought after village hosts a range of local amenities; primary school, post office, cricket club, children’s play area, churches, public house, La Anchor Italian bar and restaurant. Hensall is an ideal location when commuting to Selby, Hull, York and Leeds as it is close to all major networks. The village has bus links to Selby and Wakefield, along with rail links to Goole and Leeds.

In summary, this semi-detached house on Station Road is a wonderful opportunity for those seeking a spacious and well-maintained family home in Hensall. With its modern features and inviting atmosphere, it is sure to impress.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 15'7" x 10'6" (4.74m x 3.19m)

Kitchen 9'1" x 8'6" (2.77m x 2.58m)

Dining Room 12'8" x 10'6" (3.86m x 3.19m)

Utility 5'0" x 8'10" (1.52m x 2.69m)

WC 5'10" x 2'5" (1.80m x 0.74m)

FIRST FLOOR ACCOMMODATION

Landing

Master Bedroom 19'5" x 8'7" (5.93m x 2.61m)

Master Bedroom En-suite 5'1" x 8'7" (1.55m x 2.61m)

Bedroom Two 15'6" x 10'6" (4.73m x 3.20m)

Bedroom Two En-suite 3'2" x 6'8" (0.97m x 2.03m)

Hallway

Bedroom Three 9'3" x 8'7" (2.81m x 2.61m)

Bedroom Four 8'6" x 6'7" (2.60m x 2.00m)

Family Bathroom 5'3" x 8'6" (1.61m x 2.58m)



EXTERNAL

Garage 20'2" x 8'9" (6.17m x 2.69m)

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

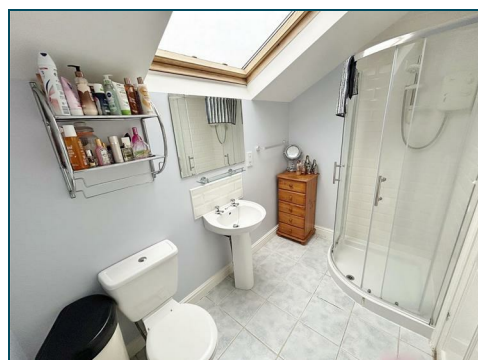
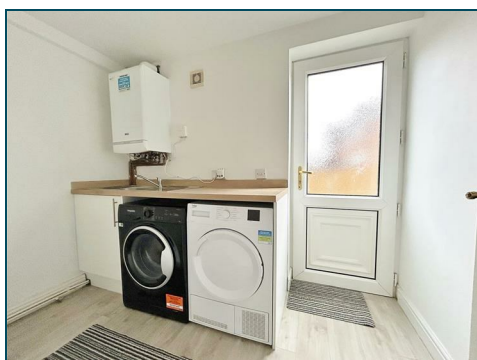
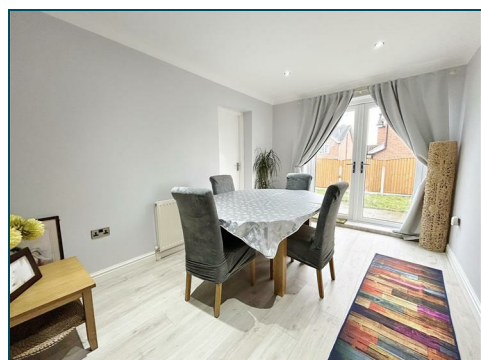
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

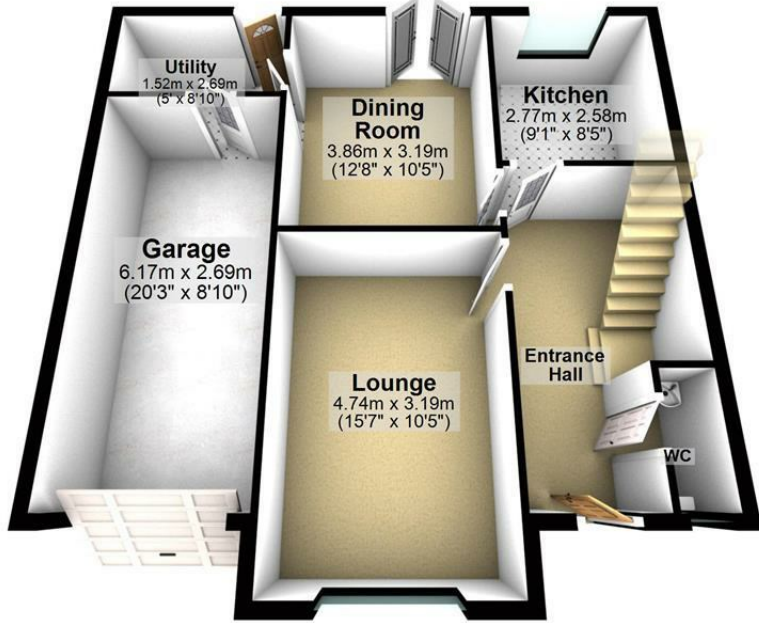
WINDOWS

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



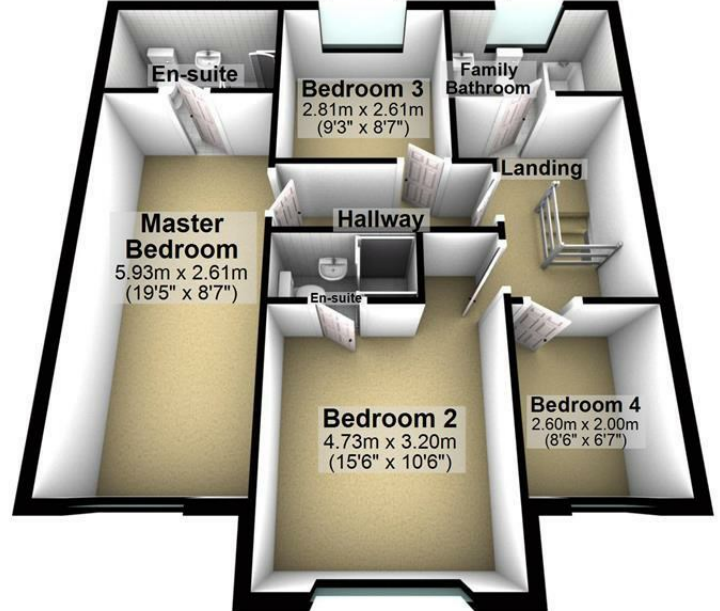
Ground Floor

Approx. 70.3 sq. metres (756.6 sq. feet)



First Floor

Approx. 64.1 sq. metres (689.7 sq. feet)



Total area: approx. 134.4 sq. metres (1446.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	85
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) 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		
EU Directive 2002/91/EC		
England & Wales		



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