



6 Orchard End, Hemingbrough, YO8 6RJ

Detached Corner Plot Property | Four Double Bedrooms | Detacted Double Garage | Master Bedroom With En-Suite | Large Entertaining Area | Beautiful Views | Don't Miss This Opportunity

- Beautifully Presented Detached Corner Plot
- Gas Central Heating
- Council Tax Band - E
- Amazing Views
- Four Double Bedrooms - One With En-Suite
- Freehold Property
- Well Maintained Rear & Side Garden
- Driveway Parking With A Detached Double Garage
- EPC Rating - C
- Large Entertaining Area With Storage

Offers Over £425,000

Jigsaw Move are pleased to present this beautifully presented corner plot detached house within the quiet cul-de-sac of Orchard End nestled in the charming village of Hemingbrough. The property offers a perfect blend of comfort and style. Built in 2004 by the reputable builders 'Hogg', this property boasts an impressive 1,761 square feet of living space, making it an ideal family home.

As you enter, you are greeted by two inviting reception rooms, ideal for both relaxation and social gatherings. The large lounge is particularly noteworthy, the heart of the home features a delightful feature fireplace, adding a touch of elegance and comfort to the living space. The kitchen is complemented by a convenient utility area, making household chores more manageable. Additionally, a ground floor WC adds to the practicality of the layout.

With four generously sized double bedrooms, including a master suite complete with an en-suite bathroom, this home ensures that everyone has their own private sanctuary. Additionally, there is a well-appointed family bathroom with a corner bath and shower, catering to the needs of a busy household.

Outside, the property features a beautifully enclosed rear and side garden, perfect for enjoying the outdoors in privacy, whether for gardening, play, or simply unwinding after a long day. The outdoor space includes a dedicated large entertaining area with storage, perfect for summer barbecues or simply enjoying the tranquil surroundings.

Parking is never a concern here, with space available for multiple vehicles, making it ideal for families or those with multiple cars. Orchard End is not just a house; it is a home that offers a wonderful lifestyle in a picturesque setting. This property is a rare find and is sure to attract interest from discerning buyers seeking a blend of modern amenities and tranquil surroundings.

The sought-after village of Hemingbrough is located on the A63 convenient for access to Selby, York, Howden and the M62 motorway network which provides access for the commuter to Hull, Doncaster, Wakefield and Leeds. This sought after village hosts a range of local amenities including; a primary school, 12th century church, general store, bakery, R&R equestrian/country store and fish and chip shop.

This property is perfect for those seeking a modern family residence in a tranquil environment. With its thoughtful design and ample space, Orchard End is not just a house; it is a place where cherished memories can be made. Do not miss the opportunity to make this exceptional property your new home.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 26'2" x 12'8" (7.98m x 3.85m)

Kitchen/Diner 11'0" x 16'11" (3.35m x 5.15m)

Sitting Room 14'4" x 11'3" (4.36m x 3.42m)

Utility Room 11'0" x 4'2" (3.35m x 1.26m)

WC 6'2" x 2'7" (1.89m x 0.80m)

FIRST FLOOR ACCOMMODATION

Landing

Master Bedroom 14'3" x 14'6" (4.35m x 4.42m)

En-suite Shower Room 8'6" x 6'7" (2.59m x 2.00m)

Bedroom Two 11'2" x 14'6" (3.40m x 4.42m)

Bedroom Three 12'6" x 12'8" (3.80m x 3.87m)



Bedroom Four 12'11" x 10'6" (3.93m x 3.20m)

Family Bathroom 7'1" x 8'10" (2.17m x 2.68m)

EXTERNAL

Double Garage 17'11" x 17'10" (5.47m x 5.43m)

Store Room 6'7" x 15'0" (2.00m x 4.57m)

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

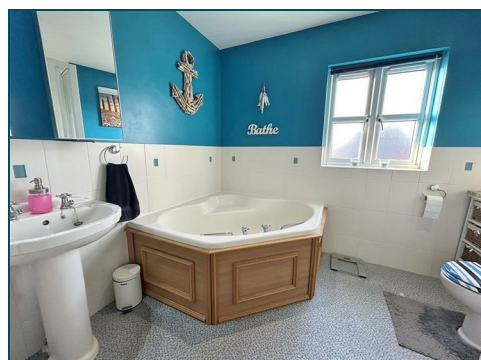
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

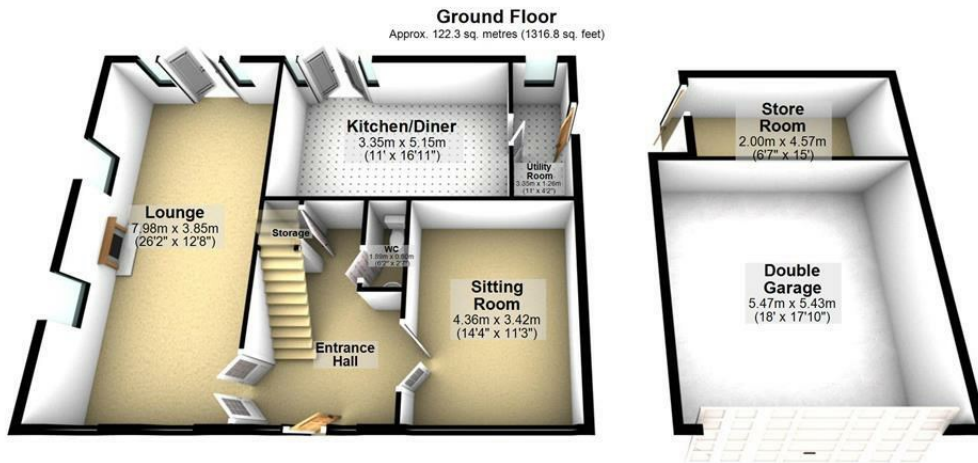
VIEWINGS

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. 204.5 sq. metres (2201.1 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		
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		



safeagent
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

