



Brizeholme Water Lane, Hemingbrough, Selby, Yorkshire, YO8 6QL

Semi-Detached Property | Three Bedrooms | Driveway Parking | Garage | Garden Room With Bar | Conservatory
| Popular Village Location | Viewing Highly Recommended

- Semi-Detached Property
- Gas Central Heating
- Council Tax Band - B
- Garden Room With Bar
- Three Bedrooms
- Freehold Property
- Ideal Family Home
- Driveway Parking With Garage
- EPC Rating - C
- Popular Village Location

Asking Price £230,000

Jigsaw Move are pleased to present to you this delightful semi-detached house on Water Lane, nestled in the charming village of Hemingbrough, Selby. The property offers a perfect blend of comfort and style.

The inviting layout features two reception rooms, providing ample room for relaxation and entertaining. The lounge is particularly cosy, enhanced by a log burner that creates a warm and welcoming atmosphere during the colder months. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The property boasts a well-presented rear garden, a true gem for outdoor enthusiasts. This space is complemented by a garden room complete with a bar, making it an excellent spot for social gatherings or simply unwinding after a long day. Additionally, the conservatory allows for an abundance of natural light, creating a bright and airy environment throughout the home.

For those with vehicles, the property offers convenient parking for two cars, with both driveway parking and a garage available. This feature adds to the practicality of the home, ensuring that you have ample space for your vehicles and storage needs.

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.

Overall, this semi-detached house on Water Lane is a wonderful opportunity for anyone looking to settle in a peaceful village setting while enjoying modern comforts and a lovely outdoor space. Don't miss the chance to make this charming property your new home.

GROUND FLOOR ACCOMMODATION

Entrance Vestibule

Lounge 16'5" x 15'4" (5.01m x 4.68m)

Kitchen/Diner 10'4" x 14'11" (3.16m x 4.54m)

Conservatory 9'3" x 12'10" (2.82m x 3.91m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 13'0" x 8'10" (3.95m x 2.68m)

Bedroom Two 10'5" x 11'9" (3.18m x 3.57m)

Bedroom Three 9'8" x 5'10" (2.95m x 1.77m)

Bathroom 7'1" x 6'1" (2.15m x 1.86m)

EXTERNAL

Garden 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.

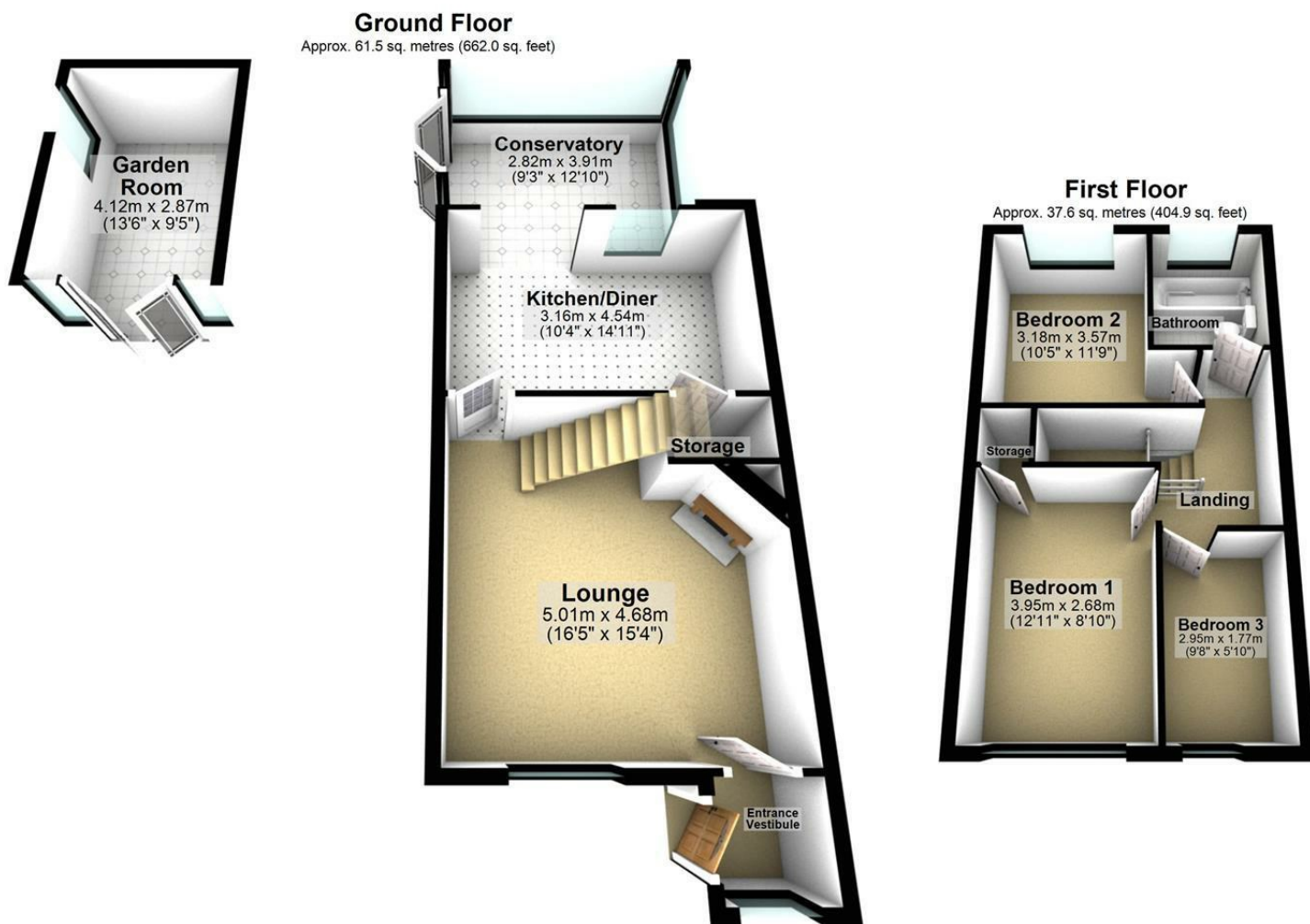
VIEWINGS

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.

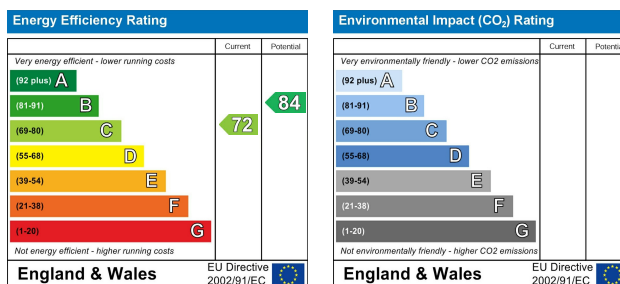
WINDOWS

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





Total area: approx. 99.1 sq. metres (1066.8 sq. feet)



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