



17 Ferry Close, Hemingbrough, YO8 6YX

Semi-Detached Property | Two Double Bedrooms | No Onward Chain | Driveway Parking | Ideal For First Buyers
| Popular Village Location | Viewing Highly Recommended

- Semi-Detached Property
- Gas Central Heating
- Council Tax Band - B
- Popular Village Location
- Two Double Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking
- EPC Rating - TBC
- Ideal For First Time Buyers

Asking Price £190,000

Jigsaw Move are pleased to present this well-presented semi-detached house nestled on Ferry Close in the charming village of Hemingbrough. The property offers a delightful opportunity for first-time buyers. Built in 2006, the property spans an inviting 775 square feet and features two spacious double bedrooms, making it perfect for those seeking comfort and style.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The house features two well-proportioned bedrooms, providing ample space for a small family or individuals seeking extra room for guests or a home office. The house boasts a well-appointed bathroom and wc, convenience is at your fingertips, ensuring that morning routines run smoothly.

Situated in a popular village location, this property benefits from a sense of community while still being within easy reach of local amenities. Whether you are looking to enjoy peaceful village life or seeking a convenient base for commuting, this home offers the best of both worlds.

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.

In summary, this semi-detached house is an excellent choice for first-time buyers looking for a well-maintained property in a desirable area. With no onward chain, this home is ready for you to move in without delay. Whether you are looking to start your journey on the property ladder or seeking a comfortable and modern living space, this house in Hemingbrough is a wonderful choice. Don't miss the chance to make this charming property your new home.

The property can be sold with either vacant possession or with a tenant occupancy making it an ideal investment opportunity. The tenants currently pay £725pcm and this is an ideal investment would great yield.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 15'3" x 11'9" (4.66m x 3.59m)

Kitchen 8'4" x 5'11" (2.54m x 1.81m)

WC 4'10" x 2'5" (1.48m x 0.73m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 10'4" x 12'10" (3.15m x 3.92m)

Bedroom Two 8'5" x 12'11" (2.57m x 3.93m)

Bathroom 6'3" x 6'1" (1.91m x 1.85m)

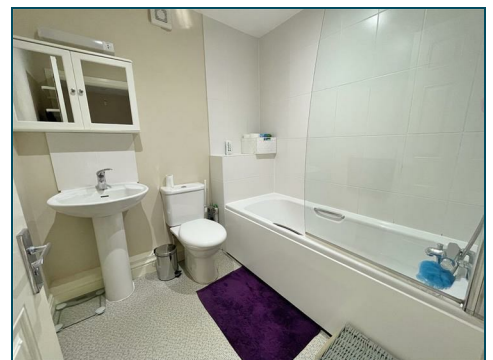
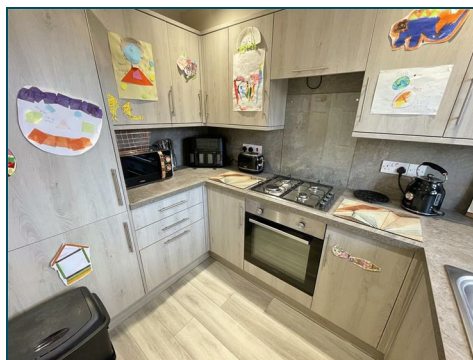
EXTERNAL

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

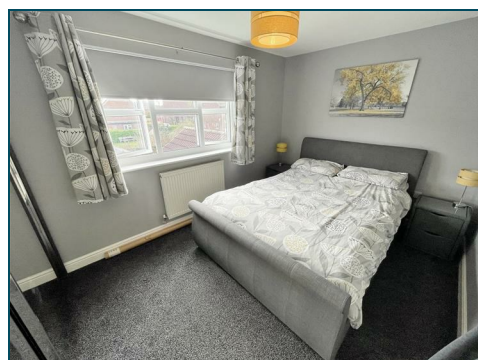
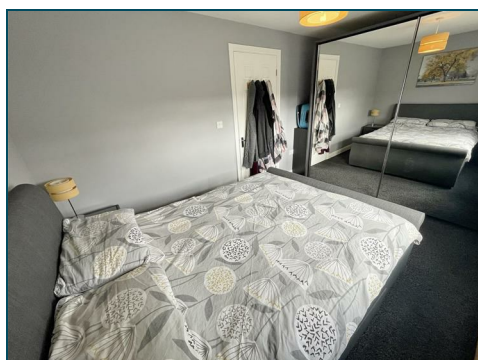
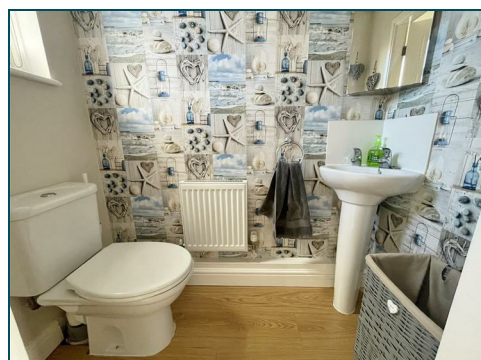
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

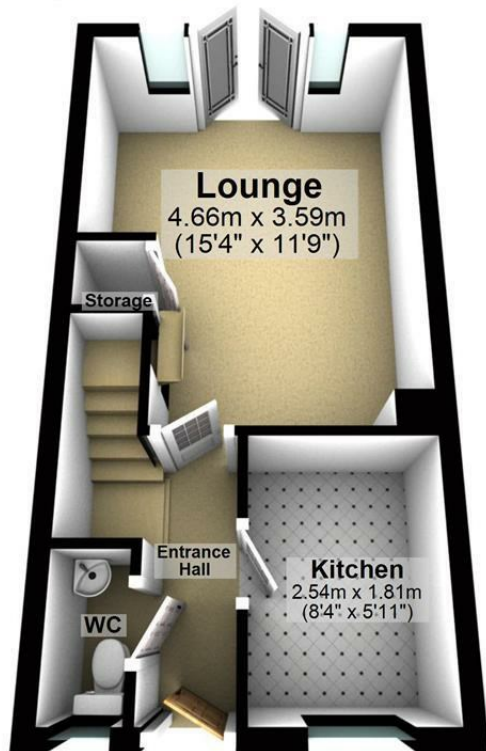
WINDOWS

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



Ground Floor

Approx. 26.2 sq. metres (282.1 sq. feet)



First Floor

Approx. 28.7 sq. metres (308.5 sq. feet)



Total area: approx. 54.9 sq. metres (590.5 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 | |




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