



8 The Fossards, Osgodby, YO8 5GY

Modern Detached Property | Five Double Bedrooms | Detached Double Garage | Driveway Parking For Multiple Cars | Ground Floor Under Floor Heating | Property Not To Be Missed

- Beautifully Presented Detached Property
- Gas Central Heating
- Council Tax Band - E
- Ideal Family Home
- Five Double Bedrooms
- Freehold Property
- Popular Village Location
- Driveway Parking And Detached Double Garage
- EPC Rating - B
- Multiple Reception Rooms

Asking Price £525,000

Jigsaw Move are pleased to introduce you to The Fossards, nestled in the charming area of Osgodby. The property presents an exceptional opportunity to acquire a stunning detached house, built in 2020. Spanning an impressive 1,528 square feet, this new build property boasts a modern design and an array of desirable features, making it an ideal family home.

Upon entering, you are greeted by two spacious reception rooms, providing ample space for relaxation and entertainment. The extra reception room, currently utilised as a playroom, offers versatility for families, ensuring that every member has their own space. The heart of the home is undoubtedly the large kitchen diner, which boasts bi-folding doors that seamlessly connect the indoor space with the outdoor garden, perfect for summer gatherings and al fresco dining.

The heart of the home is complemented by five generously sized bedrooms, ensuring ample space for family members or guests. The master bedroom is particularly noteworthy, featuring a dressing room and an en-suite bathroom, providing a private sanctuary for relaxation. The family bathroom is thoughtfully designed with both a bath and shower, catering to all preferences.

The property is constructed with a highly insulated timber frame, ensuring energy efficiency and comfort throughout the seasons. Additionally, there remains a substantial 6.5 years of structural build and boiler warranty, offering peace of mind for the new owners. The potential for further development is also a significant advantage, as there is great scope to extend the property, subject to planning permission. This flexibility allows for the possibility of tailoring the home to suit your specific needs.

Security and convenience are paramount in this home, which is equipped with a four-camera CCTV system and a Ring security alarm, ensuring peace of mind. The loft has been thoughtfully boarded out and includes a drop-down ladder, providing easy access to extra storage. The property is designed with modern living in mind, featuring underfloor heating on the ground floor and the ability to control all heating via your smartphone. Additionally, the roof is perfectly suited for solar panels, allowing for energy-efficient living.

Additional conveniences include a utility room, enhancing the practicality of daily life. The overall design and layout of this home reflect a commitment to modern aesthetics and functionality, making it an ideal choice for those seeking a stylish and comfortable living environment.

One of the standout features of this home is the large south-facing rear garden, which provides a delightful outdoor space for children to play or for hosting summer barbecues. The garden also offers breath taking views of the surrounding fields, creating a serene backdrop that enhances the overall appeal of the property. The property also features a double garage, complete with water and electric supply, offering the potential to be transformed into a gym or additional storage space.

In summary, The Fossards is a remarkable new build that combines modern living with the potential for future enhancements. With its prime location in Osgodby and an array of desirable features, this property is an ideal choice for families seeking a spacious and stylish home. Do not miss the chance to make this exquisite house your new home.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 11'6" x 16'7" (3.50m x 5.06m)

Kitchen/Dining Room 11'9" x 30'7" (3.58m x 9.31m)

Reception Room 12'3" x 11'11" (3.74m x 3.62m)

Utility 8'6" x 7'2" (2.59m x 2.19m)

WC 2'6" x 5'9" (0.77m x 1.74m)

FIRST FLOOR ACCOMMODATION

Landing

Master Bedroom 11'9" x 8'10" (3.59m x 2.70m)

Dressing Room 6'11" x 6'2" (2.11m x 1.89m)

Master Bedroom En-Suite 6'8" x 6'3" (2.03m x 1.90m)

Bedroom Two 8'11" x 13'0" (2.71m x 3.97m)



Bedroom Three 8'4" x 12'2" (2.53m x 3.70m)

Bedroom Four 12'0" x 8'8" (3.67m x 2.63m)

Bedroom Five 10'1" x 7'0" (3.08m x 2.14m)

Family Bathroom 6'8" x 7'6" (2.03m x 2.29m)

Window to rear, door to:

EXTERNAL

Double Garage 16'11" x 16'11" (5.15m x 5.15m)

Up and over door.

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.

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.

OPENING HOURS

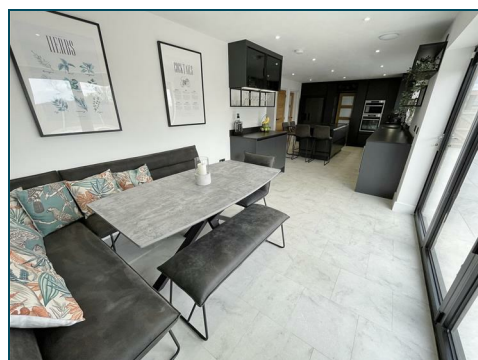
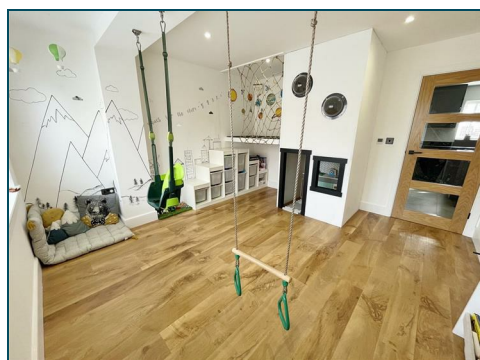
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

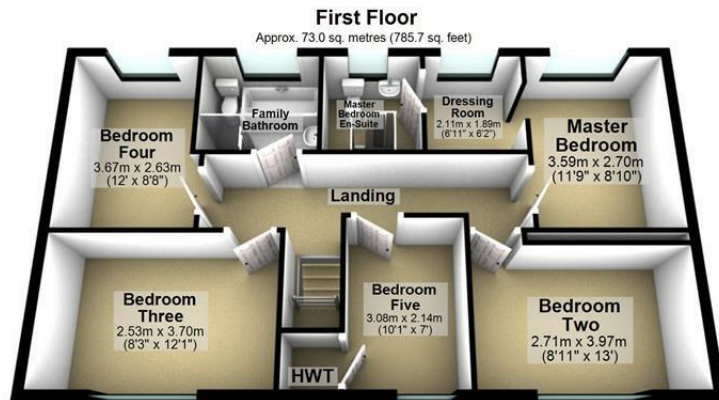
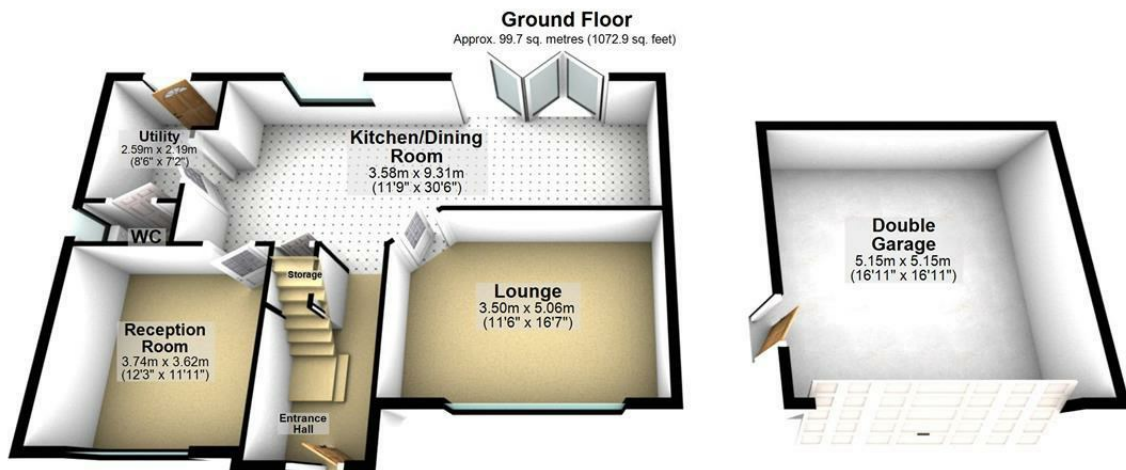
VIEWINGS

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. 172.7 sq. metres (1858.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85 93
(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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