



23 Bar Lane, Hambleton, Selby, YO8 9LN

Beautifully Presented Detached Property | Four Double Bedrooms | No Onward Chain | Driveway Parking | Integral Garage | Master Bedroom With En-Suite | Popular Village Location

- Beautifully Presented Detached Property
- Gas Central Heating With Underfloor Heating Downstairs
- Council Tax Band -
- Utility & WC
- Four Double Bedrooms
- Freehold Property
- No Onward Chain
- Integral Garage With Driveway
- EPC Rating - B
- En-Suite To Master Bedroom

£375,000

Jigsaw Move are pleased to present this delightful detached house nestled in the charming area of Bar Lane, Hambleton. The property offers a perfect blend of comfort and modern living. The property was built in 2017 and has LABC warranty in place until May 2027. Spanning an impressive 1,356 square feet, the property boasts four spacious bedrooms, making it an ideal family home.

The home features a welcoming reception room that provides a warm atmosphere for relaxation and entertaining. The ground floor benefits from zone controlled underfloor heating, ensuring a warm and inviting atmosphere throughout the year.

The modern kitchen diner is fitted with Howden Shaker style kitchen including Neff hob unit and Zanussi double oven, built in Indesit fridge/freezer & Beko dishwasher. A practical utility room with; sink, built in separate Indesit washing machine & tumble dryer which adds to the functionality of the home, making daily chores a breeze.

The property boasts four double bedrooms all with fitted double wardrobes. The master bedroom features a convenient en-suite bathroom, providing a private retreat for relaxation. Additionally, the property has a well-appointed bathroom with a bath and separate shower cubicle and downstairs WC, ensuring convenience for all residents and guests.

One of the standout features of this property is the ample parking space, accommodating up to three vehicles and integral garage which is a rare find in such a desirable location. The absence of an onward chain allows for a smooth and swift transition for potential buyers.

Situated in a popular village location, this home is not just a place to live; it is a sanctuary that offers both comfort and style in a desirable location. The property is surrounded by local amenities and offers a sense of community that is hard to find elsewhere. Whether you are looking to enjoy peaceful village life or seeking a family home with plenty of room to grow, this property on Bar Lane is not to be missed.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 12'3" x 15'10" (3.75m x 4.84m)

Kitchen/Diner 9'5" x 18'10" (2.86m x 5.74m)

Utility Room 5'1" x 6'4" (1.55m x 1.95m)

WC 2'3" x 6'5" (0.71m x 1.96m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 11'4" x 15'1" (3.46m x 4.61m)

En-suite To Bedroom One 4'1" x 6'0" (1.26m x 1.84m)

Bedroom Two 7'10" x 11'7" (2.39m x 3.54m)

Bedroom Three 7'10" x 11'7" (2.38m x 3.53m)

Bedroom Four 8'3" x 14'10" (2.53m x 4.53m)

Family Bathroom 6'0" x 8'1" (1.84m x 2.47m)

EXTERNAL

Garage 7'9" x 18'2" (2.38m x 5.56m)



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.

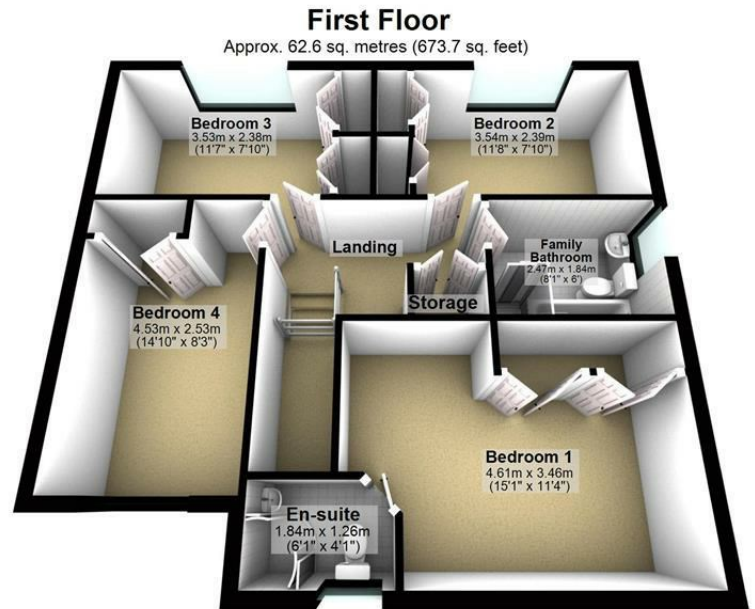
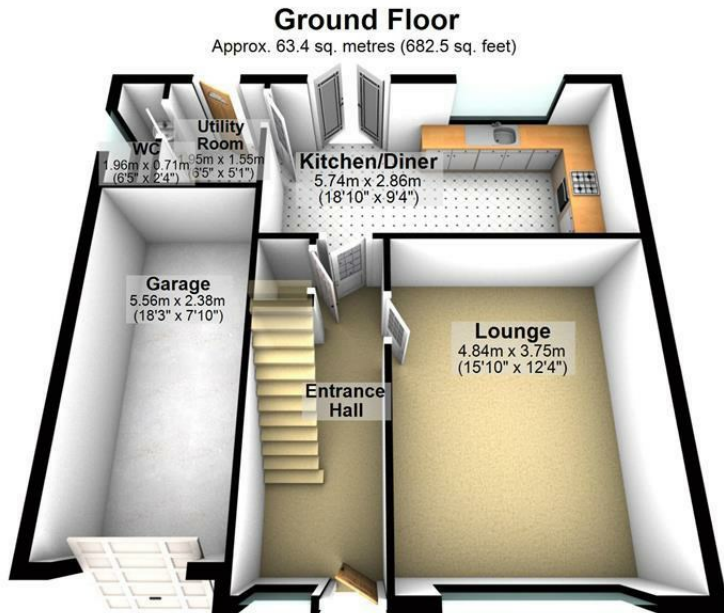
VIEWINGS

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.

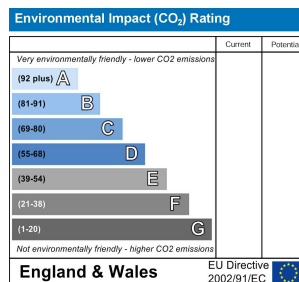
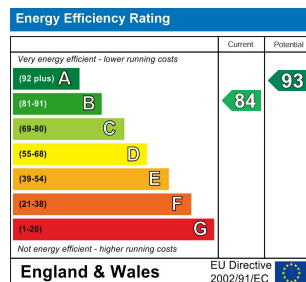
WINDOWS

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





Total area: approx. 126.0 sq. metres (1356.2 sq. feet)



safeagent

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