



Colmar Cottage, 17 Buttle Lane, Snaith, Goole, DN14 9JD

Detached Double Fronted Property | Three Double Bedrooms | Driveway Parking | Potential Of No Onward Chain | Popular Market Town | Ideal Family Home | Viewing Highly Recommended

- Double Fronted Detached Property
- Gas Central Heating
- Council Tax Band - C
- Large Well Maintained Rear Garden
- Three Double Bedrooms
- Freehold Property
- Cul-De-Sac Location
- Driveway Parking & Detached Garage
- EPC Rating - D
- Popular Market Town

Offers Over £270,000

Jigsaw Move are pleased to present, this delightful detached house on Buttle Lane, nestled in the charming market town of Snaith, Goole. The property offers an ideal family home in a peaceful cul-de-sac setting. With three double bedrooms, this property provides ample space for a growing family or those seeking extra room for guests.

Upon entering, you will find a modern interior that has been thoughtfully designed to create a warm and inviting atmosphere. The spacious reception room serves as the heart of the home, perfect for family gatherings or quiet evenings in. The well-appointed bathroom ensures convenience for all residents.

One of the standout features of this property is the large, well-maintained rear garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air during the warmer months. The garden is a true sanctuary, providing a perfect backdrop for summer barbecues or peaceful afternoons with a good book.

Parking is a breeze with ample parking available, with two separate driveways on either side of the house, accommodating up to three vehicles, making it easy for families with multiple cars or for hosting visitors. The property also features a detached garage that provides additional storage or workshop potential. This is particularly advantageous for those with multiple vehicles or hobbies requiring extra space.

The location is not only tranquil but also conveniently situated within a popular market town. Snaith itself offers plenty of local amenities including ofsted rated outstanding for both Primary & Secondary schools, a number of shops, library and public houses. Snaith is an ideal location when commuting to Selby, Goole, York and Leeds as it is close to all major networks.

Additionally, the potential for a no chain sale adds to the appeal, allowing for a smoother and quicker transaction process. This property is not only a wonderful place to live but also a sound investment for the future.

This property is a rare find, combining modern living with the charm of a friendly community. Whether you are a first-time buyer or looking to settle down in a family-friendly area, this home on Buttle Lane is sure to impress. Do not miss the opportunity to make this lovely house your new home.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge/Diner 19'1" x 11'2" (5.81m x 3.40m)

Kitchen/Dining Room 19'1" x 8'6" (5.81m x 2.60m)

Utility 5'9" x 2'6" (1.74m x 0.75m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 10'3" x 11'5" (3.13m x 3.47m)

Bedroom Two 10'3" x 10'2" (3.13m x 3.10m)

Bedroom Three 8'2" x 8'2" (2.49m x 2.48m)

Bathroom 8'2" x 6'3" (2.49m x 1.90m)

EXTERNAL

Garage



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.

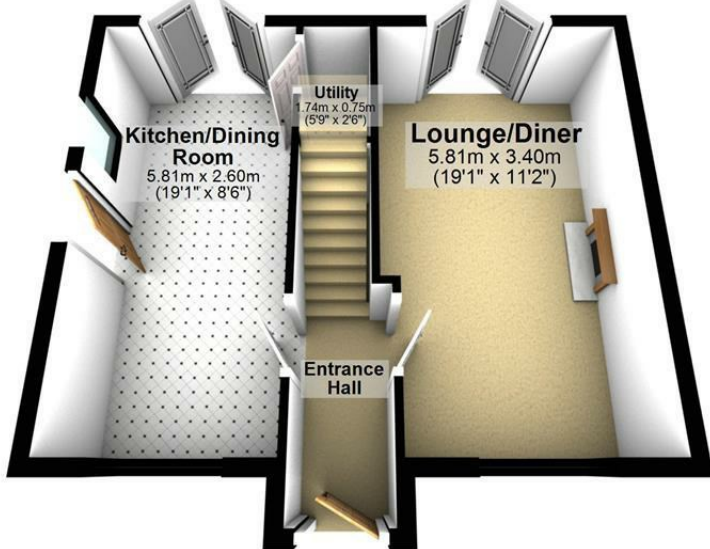
WINDOWS

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



Ground Floor

Approx. 41.1 sq. metres (442.1 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.4 sq. feet)



Total area: approx. 82.6 sq. metres (889.5 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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