



6 Wood Close, Thorpe Willoughby, Selby, Yorkshire, YO8 9PU

Detached Property | Three Bedrooms | No Onward Chain | Driveway Parking | Garage | Utility Room | Popular Village Location | Viewing Highly Recommended

- Detached Property
- Gas Central Heating
- Council Tax Band - B
- Enclosed Rear Garden
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking With Garage
- EPC Rating - C
- Desirable Location Close to All Major Networks

£240,000

Jigsaw Move are pleased to present this delightful detached house on Wood Close nestled in the charming village of Thorpe Willoughby, Selby. The property presents an excellent opportunity for families seeking a new home.

With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space for family and friends, while the additional multiple reception rooms provide versatility for various uses, whether it be a playroom, study, or entertainment area.

The house features a practical utility room, enhancing the functionality of the home and making daily chores more manageable. The enclosed rear garden is a wonderful addition, providing a safe and private outdoor space for children to play or for hosting summer barbecues. The driveway parking and garage offer practical solutions for vehicle storage, making this home both functional and appealing.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and efficient purchasing process. This makes it an ideal choice for those looking to move in quickly and start creating lasting memories in their new family home.

The property is situated within the desirable village of Thorpe Willoughby. This sought after village hosts a range of local amenities including; primary school, post office, general shop, public house/restaurant and community centre with playing fields. Thorpe is also an ideal location for commuters due to its access links to all major networks making it perfect for those travelling to York, Leeds and Hull.

With its appealing location and thoughtful layout, this property on Wood Close is sure to attract interest from families looking for a comfortable and welcoming environment. Don't miss the chance to make this lovely house your new home.

GROUND FLOOR ACCOMMODATION

Entrance Hall 6'10" x 4'1" (2.09m x 1.25m)

Lounge 15'8" x 11'2" (4.77m x 3.40m)

Kitchen 9'11" x 6'9" (3.03m x 2.06m)

Utility 9'4" x 6'9" (2.85m x 2.06m)

Dining Room 9'6" x 7'2" (2.90m x 2.19m)

Shower Room 9'4" x 2'6" (2.85m x 0.76m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 15'3" x 8'2" (4.66m x 2.48m)

Bedroom Two 11'2" x 8'1" (3.40m x 2.47m)

Bedroom Three 9'0" x 5'11" (2.74m x 1.80m)

Family Bathroom 6'7" x 5'9" (2.00m x 1.75m)

EXTERNAL

Garage 12'6" x 9'8" (3.81m x 2.95m)

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

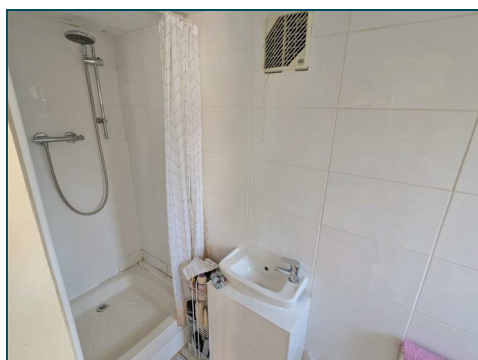
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

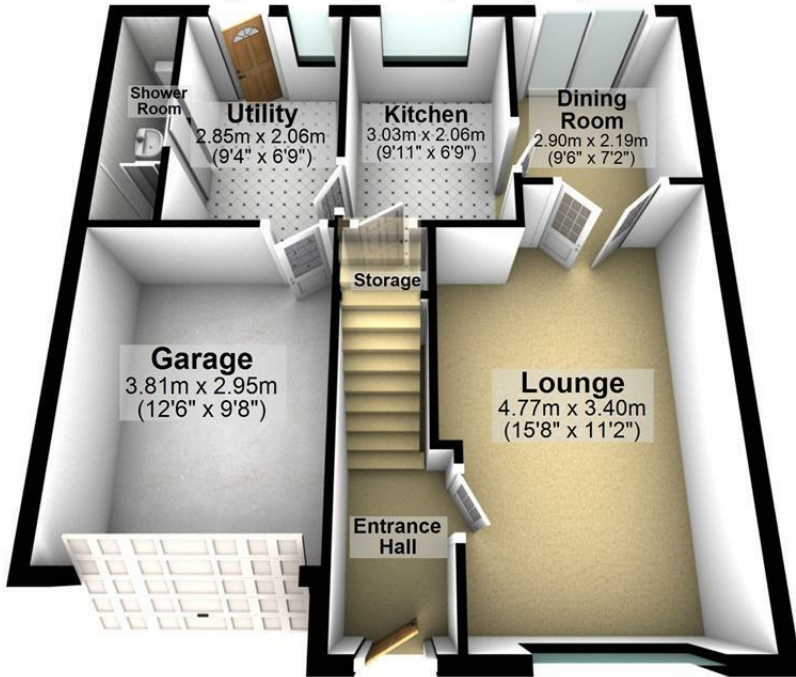
WINDOWS

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



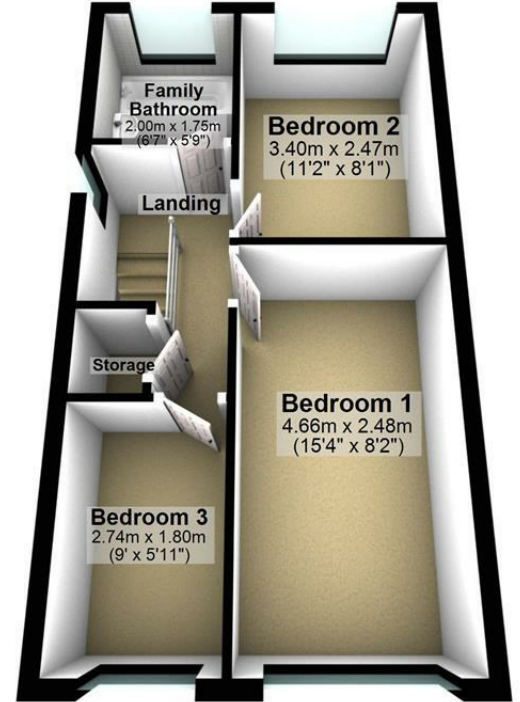
Ground Floor

Approx. 48.5 sq. metres (521.6 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.7 sq. feet)



Total area: approx. 83.9 sq. metres (903.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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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