



14 Sandway Drive, Camblesforth, YO8 8JX

Semi-Detached Property | South Facing Rear Garden | Driveway Parking | Conservatory | Three Bedrooms | Ideal For First Time Buyers | Viewing Highly Recommended

- Semi-Detached Property
- Gas Central Heating
- Council Tax Band - B
- South Facing Rear Garden
- Three Bedrooms
- Freehold Property
- Ideal For First Time Buyers
- Driveway Parking
- EPC Rating - TBC
- Conservatory

£190,000

Jigsaw Move are please to present this delightful semi-detached house on Sandway Drive. The property is nestled in the charming village of Camblesforth and presents an excellent opportunity for first-time buyers. Built in 1981, the property boasts a generous living space of 882 square feet, providing ample room for comfortable living.

Upon entering, you are welcomed into a spacious reception room, perfect for relaxing or entertaining guests. The home features three well-proportioned bedrooms, ensuring plenty of space for family or guests. The bathroom is conveniently located, and an additional WC adds to the practicality of the layout.

One of the standout features of this property is the lovely conservatory, which invites natural light and offers a serene space to enjoy the garden views throughout the seasons. The south facing outdoor area is complemented by a driveway that accommodates multiple cars, a valuable asset in this popular village setting.

Camblesforth is known for its friendly community atmosphere and convenient amenities, making it an ideal location for those seeking a peaceful yet connected lifestyle. This sought after village hosts a range of local amenities including; Local shop, fish and chip shop, takeaway, hair salon, public house/restaurant and Play Park. It is also close to Drax golf course and carvery. Camblesforth further benefits easy access to local Selby, Carlton, Snaith and Goole and is a great location for commuters due to its access links to all major networks including M62 making it perfect for those travelling to York, Leeds and Hull.

This property is not just a house; it is a place to call home, offering comfort, convenience, and the potential for cherished memories. Don't miss the chance to make this lovely residence your own.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 15'0" x 12'2" (4.56m x 3.72m)

Kitchen/Diner 10'9" x 15'7" (3.27m x 4.76m)

WC 5'10" x 2'9" (1.78m x 0.85m)

Conservatory 10'0" x 13'7" (3.04m x 4.15m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 9'6" x 15'7" (2.89m x 4.76m)

Bedroom Two 10'3" x 9'1" (3.13m x 2.78m)

Bedroom Three 6'7" x 7'4" (2.01m x 2.23m)

Bathroom 4'10" x 9'1" (1.48m x 2.78m)

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

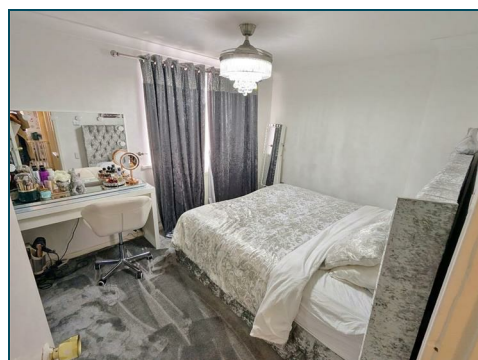
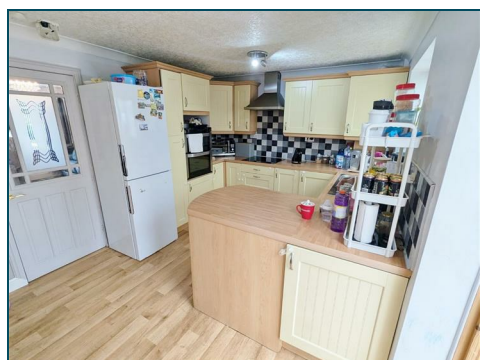
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

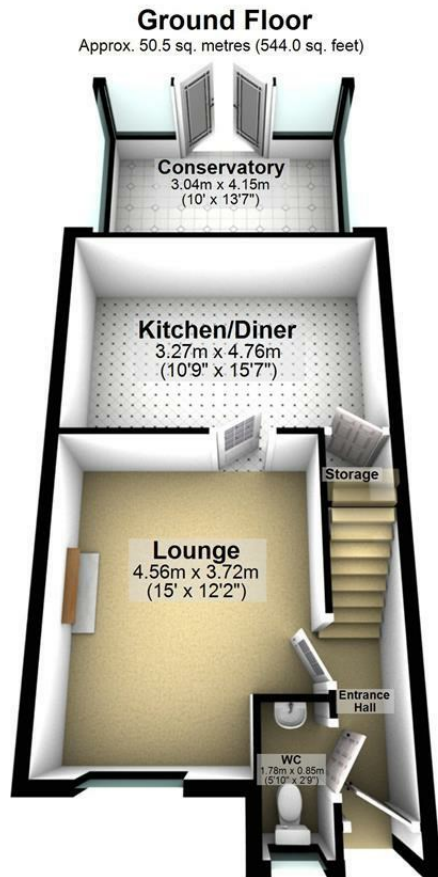
VIEWINGS

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.





Total area: approx. 89.9 sq. metres (968.0 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	



safeagent

11 Finkle Street, Selby, North Yorkshire, YO8 4DT

info@jigsawmove.co.uk | www.jigsawmove.co.uk | info@jigsawletting.co.uk | www.jigsawletting.co.uk

Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227

