



## 19 Holly Grove, Thorpe Willoughby, YO8 9LY

Semi-Detached Property | Four Bedrooms | East Facing Rear Garden | Driveway Parking | Detached Garage | Master Bedroom Across Top Floor With En-Suite & Dressing Room | Popular Village Location

- Semi-Detached Property
- Gas Central Heating
- Council Tax Band - D
- Master & Guest Bedrooms with Ensuite
- Four Bedrooms
- Freehold Property
- South Facing Garden
- Driveway Parking With Detached Garage
- EPC Rating - B
- Popular Village Location

**Asking Price £350,000**

Jigsaw Move are pleased to present this exquisite semi-detached house nestled in the charming area of Holly Grove, Thorpe Willoughby. The property offers a perfect blend of modern living and comfort. Built in 2019, this new build property spans an impressive 1,356 square feet across three thoughtfully designed floors, providing ample space for families or those seeking a stylish home.

Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the house. The property boasts four well-appointed bedrooms, each designed with relaxation in mind. The master bedroom, located on the top floor, is a true sanctuary, featuring an en-suite bathroom and a spacious dressing room, ensuring privacy and convenience. Bedroom two also benefits from its own en-suite, making it ideal for guests or family members.

The house includes three modern bathrooms and a WC, ensuring that there is no shortage of facilities for everyone. A utility room adds to the practicality of the home, providing additional storage and laundry space.

Outside, the property offers parking for up to two vehicles, a rare find in today's market. The detached garage provides further storage options or could be transformed into a workshop or hobby space, depending on your needs.

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.

This property is perfect for those looking for a contemporary home in a peaceful setting, with all the modern amenities one could desire. With its prime location and spacious layout, this semi-detached house in Holly Grove is not to be missed.

**GROUND FLOOR ACCOMMODATION**

**Entrance Hall**

**Lounge 13'1" x 11'11" (3.98m x 3.63m)**

**Kitchen/Diner 11'8" x 18'1" (3.55m x 5.52m)**

**Utility 8'1" x 2'7" (2.46m x 0.78m)**

**WC 3'10" x 4'6" (1.17m x 1.36m)**

**FIRST FLOOR ACCOMMODATION**

**Landing**

**Bedroom Two 13'1" x 9'3" (3.99m x 2.83m)**

**En-suite Shower Room 4'1" x 7'6" (1.25m x 2.29m)**

**Bedroom Three 11'10" x 9'5" (3.60m x 2.88m)**

**Bedroom Four 7'6" x 8'1" (2.29m x 2.47m)**

**Family Bathroom 4'11" x 8'7" (1.51m x 2.62m)**

**SECOND FLOOR ACCOMMODATION**

**Landing**

**Master Bedroom 13'8" x 13'8" (4.17m x 4.16m)**

**Dressing Room 5'0" x 13'9" (1.52m x 4.19m)**





## Master Bedroom En-suite 3'7" x 9'6" (1.08m x 2.89m)

### 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.

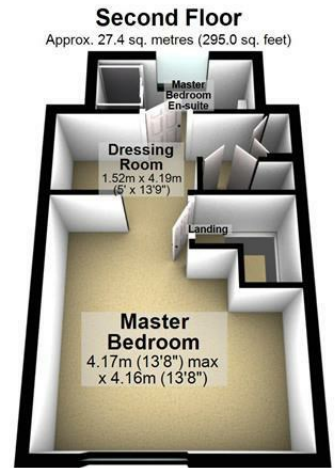
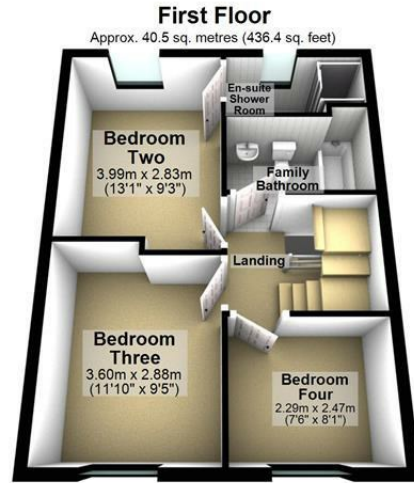
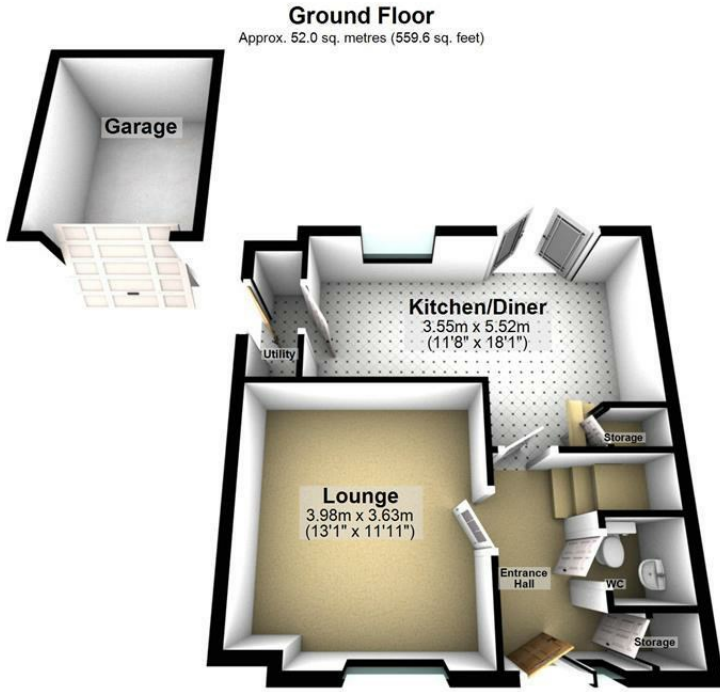
### VIEWINGS

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.





Total area: approx. 119.9 sq. metres (1290.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>86</b>	<b>94</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



**safeagent**

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