



50 Sherwood Drive, Thorpe Willoughby, YO8 9TN

Beautifully Presented Detached Property | Three Double Bedrooms | South Facing Rear Garden | Driveway Parking | Garage | Ideal Family Home | Popular Village Location

- Beautifully Presented Detached Property
- Gas Central Heating
- Council Tax Band - D
- Popular Village Location
- Three Double Bedrooms
- Freehold Property
- En-Suite To Master Bedroom
- Driveway Parking & Garage
- EPC Rating - A
- Ideal Family Home

Offers In The Region Of £300,000

Jigsaw Move are pleased to present this delightful detached house nestled in the charming area of Thorpe Willoughby, on Sherwood Drive. The property offers a perfect blend of modern living and comfort. Built in 2019, this new build property spans an impressive 1,065 square feet, providing ample space for families seeking a welcoming home.

The residence features three well-proportioned doubled bedrooms, including a master suite complete with an en-suite shower room, ensuring privacy and convenience for the occupants. With a total of two bathrooms and WC, morning routines will be a breeze for the entire family. The inviting reception room serves as a central hub for relaxation and social gatherings, making it an ideal space for entertaining guests or enjoying quiet evenings in.

One of the standout features of this property is its south-facing rear garden, which basks in sunlight throughout the day, creating a perfect outdoor retreat for children to play or for hosting summer barbecues. Additionally, the house is equipped with owned solar panels, resulting in remarkably low energy bills, and a significant advantage for eco-conscious homeowners.

Parking is made easy with space for a vehicle, ensuring convenience for families. As the property is only six years old, it still benefits from the NHBC warranty, providing peace of mind for potential buyers.

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 home is truly an ideal family residence, combining modern amenities with a warm and inviting atmosphere. If you are looking for a property that offers both comfort and practicality in a lovely community, this house on Sherwood Drive is not to be missed.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 14'3" x 12'6" (4.34m x 3.81m)

Kitchen/Diner 12'2" x 12'4" (3.71m x 3.76m)

WC

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 10'6" x 10'5" (3.19m x 3.18m)

En-suite Shower Room 3'6" x 9'9" (1.09m x 2.98m)

Bedroom Two 11'7" x 13'1" (3.54m x 3.98m)

Bedroom Three 11'7" x 9'4" (3.54m x 2.84m)

Family Bathroom 5'7" x 9'10" (1.70m x 3.00m)

EXTERNAL

Garage 17'4" x 9'10" (5.30m x 3.01m)

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.

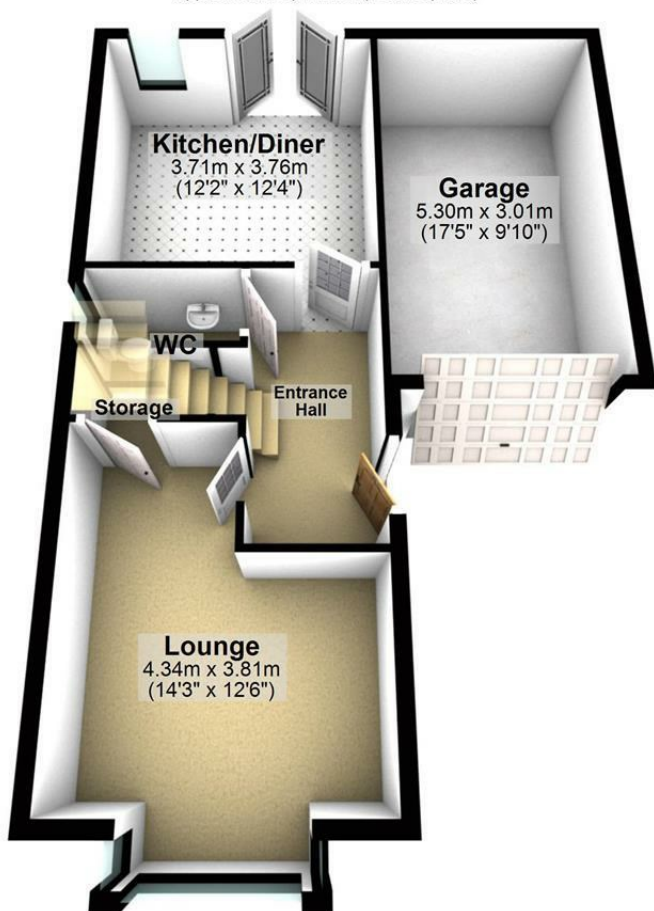
WINDOWS

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



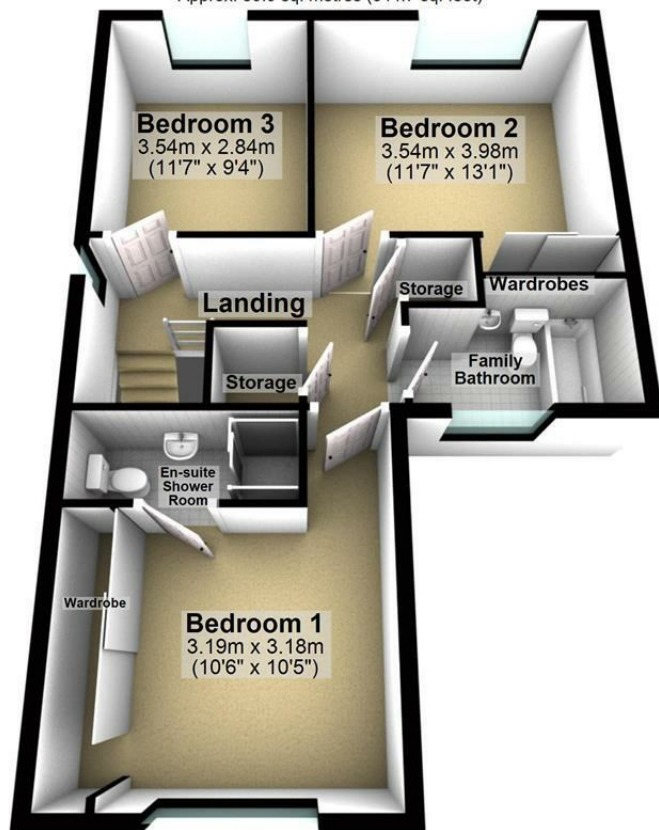
Ground Floor

Approx. 55.8 sq. metres (600.7 sq. feet)



First Floor

Approx. 59.9 sq. metres (644.7 sq. feet)



Total area: approx. 115.7 sq. metres (1245.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(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 (CO₂) 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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