



## 28 Willow Drive, North Duffield, YO8 5TS

Detached Property | Three Bedrooms | No Onward Chain | Driveway Parking | Garage | Quiet Cul-De-Sac Location | Ideal Village Location | Viewing Highly Recommended

- Detached Property
- Oil Central Heating
- Council Tax Band - D
- Utility Area & WC
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking & Garage
- EPC Rating - D
- Ideal Village Location

**£300,000**



Jigsaw Move are pleased to present this charming detached house nestled in the tranquil cul-de-sac of Willow Drive, North Duffield. The property offers a delightful blend of comfort and convenience. Built in 1980's, the property spans an impressive 915 square feet, providing ample space for family living.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. The extended kitchen is a standout feature, offering a modern and functional space for culinary enthusiasts. It is well-equipped to cater to all your cooking needs, making it the heart of the home.

The property boasts a utility room that presents an exciting opportunity for the new owner to add their personal touch and complete the finishing touches. Outside, you will find both front and rear gardens, perfect for enjoying the fresh air or hosting summer gatherings.

The three bedrooms are generously sized, ensuring a restful retreat for all family members. The master bedroom has an en-suite shower room and there is a family bathroom which is conveniently located, and there is an additional WC for guests, enhancing the practicality of the home.

One of the standout features of this home is the generous parking facilities, accommodating two vehicles. The garage adds an extra layer of convenience, perfect for storage or as a workshop. Additionally, the driveway parking ensures that you and your guests will never be short of space. The peaceful setting of the cul-de-sac enhances the appeal, offering a safe and serene environment for families.

The property is situated within the popular village location of North Duffield. This sought after village hosts a range of local amenities including; primary school, post office, public house, community centre, play park and doctors surgery. North Duffield is also an ideal location when commuting to Selby, York and Leeds as it is close to all major networks.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to settle down in a quiet community, this home on Willow Drive presents an excellent opportunity. Don't miss your chance to view this delightful property and envision your future in this lovely North Duffield location.

**GROUND FLOOR ACCOMMODATION**

**Entrance Hall**

**Lounge 13'5" x 12'0" (4.08m x 3.65m)**

**Dining Room 24'6" x 8'2" (7.47m x 2.49m)**

**Kitchen 9'6" x 17'0" (2.90m x 5.17m)**

**Utility 5'6" x 8'4" (1.67m x 2.54m)**

**WC 5'5" x 2'1" (1.64m x 0.64m)**

**FIRST FLOOR ACCOMMODATION**

**Landing**

**Bedroom One 10'7" x 9'5" (3.23m x 2.86m)**

**En-suite Shower Room**

**Bedroom Two 8'6" x 9'5" (2.60m x 2.86m)**

**Bedroom Three 5'7" x 7'0" (1.71m x 2.14m)**

**Bathroom 5'1" x 5'8" (1.55m x 1.72m)**

**EXTERNAL**



**Garage 10'4" x 8'4" (3.14m x 2.54m)**

### **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**

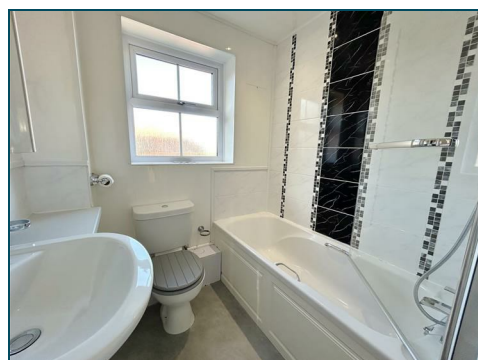
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

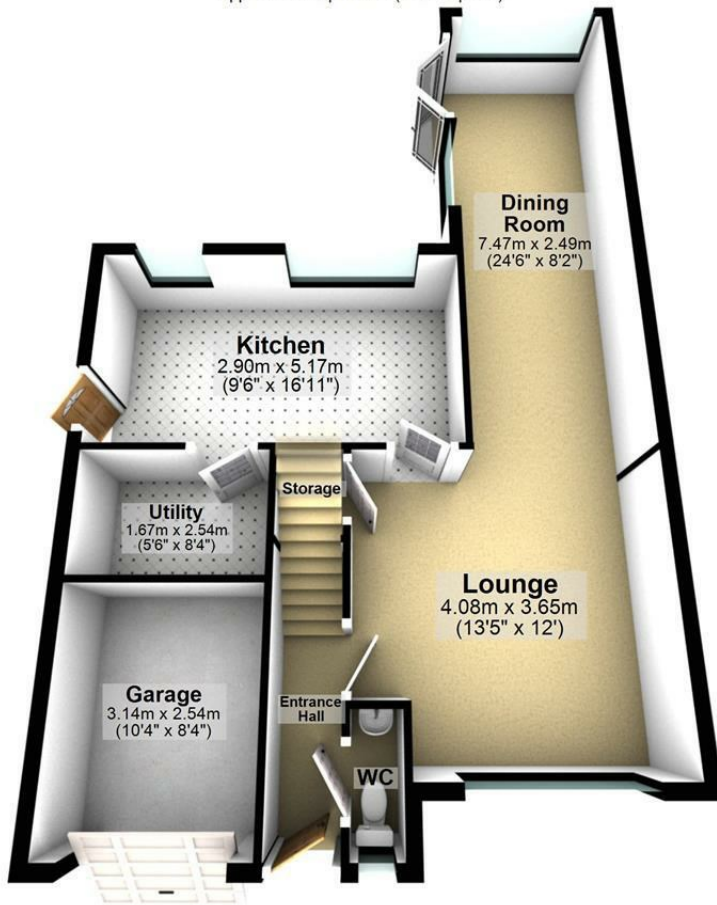
### **WINDOWS**

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



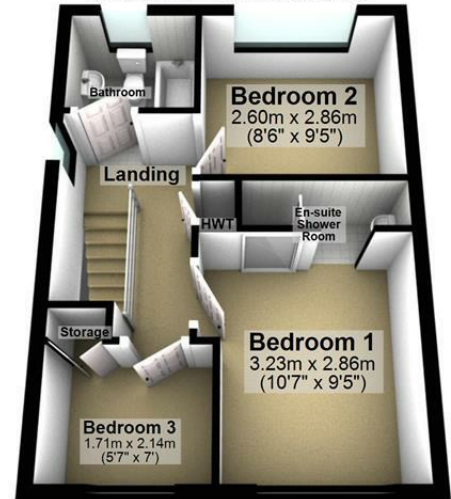
## Ground Floor

Approx. 65.7 sq. metres (707.4 sq. feet)



## First Floor

Approx. 31.7 sq. metres (340.8 sq. feet)



Total area: approx. 97.4 sq. metres (1048.2 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(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 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	



  
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