



## 2 The Chase, Snaith, DN14 9LQ

Semi-Detached Bungalow | Four Bedrooms | Driveway Parking | Garage | South Facing Rear Garden | Popular Village Location | Viewing Highly Recommended

- Semi Detached Bungalow
- Gas Central Heating
- Council Tax Band - B
- Well Presented Rear Garden
- Four Bedrooms
- Freehold Property
- Popular Village Location
- Driveway Parking With Detached Garage
- EPC Rating - C
- Ideal Family Home

**£250,000**



Jigsaw Move are please to present this delightful semi-detached dormer bungalow nestled in the charming area of The Chase, Snaith. The property offers a perfect blend of comfort and practicality. Spanning an impressive 926 square feet, the property boasts four bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious lounge, providing an inviting atmosphere for relaxation and entertaining. The well-appointed kitchen diner is perfect for family meals and gatherings, ensuring that the heart of the home is both functional and welcoming.

The ground floor features two spacious bedrooms including the master bedroom featuring fitted wardrobes, ensuring ample storage while maintaining a tidy appearance. The first floor hosts another two bedrooms, providing flexibility for guests or family members. The newly fitted Velux windows upstairs enhances the living space, allowing natural light to flood in and creating a bright, airy feel throughout.

The property is equipped with two bathrooms, including a family bathroom conveniently located on the ground floor and an additional WC on the first floor, catering to the needs of a busy household. For added comfort, an air-conditioning unit has been installed upstairs, which effectively filters down to the lower level, ensuring a pleasant environment all year round.

Outside, the large private south-facing garden is a true highlight, offering a serene space for outdoor activities, gardening, or simply enjoying the sunshine. The adjoining patio area is perfect for al fresco dining or entertaining friends and family during the warmer months. The driveway provides parking for a couple of vehicles, along with a detached garage, ensuring that parking and storage is never a concern.

This property is situated within the popular market town of Snaith. Snaith itself offers plenty of local amenities including ofsted rated outstanding for both Primary & Secondary schools, a number of shops, library and public houses. Snaith is an ideal location when commuting to Selby, Goole, York and Leeds as it is close to all major networks.

Built in 1975, this bungalow has been well-maintained and is ready for its new owners to move in and make it their own. The combination of a practical layout, generous living space, and a lovely garden makes this property a rare find in the sought-after location of Snaith. Whether you are looking to settle down in a peaceful neighbourhood or seeking a family home with room to grow, this bungalow is sure to impress. Don't miss the opportunity to view this charming property.

#### **GROUND FLOOR ACCOMMODATION**

**Lounge 19'0" x 11'4" (5.80m x 3.46m)**

**Kitchen 15'11" x 7'3" (4.84m x 2.22m)**

**Bedroom One 11'2" x 9'5" (3.40m x 2.86m)**

**Bedroom Two 7'8" x 10'6" (2.33m x 3.19m)**

**Bathroom 6'4" x 7'3" (1.93m x 2.22m)**

#### **FIRST FLOOR ACCOMMODATION**

**Landing**

**Bedroom Three 7'3" x 11'3" (2.21m x 3.43m)**

**Bedroom Four 7'3" x 10'1" (2.21m x 3.07m)**

**WC 4'9" x 7'6" (1.45m x 2.29m)**

#### **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

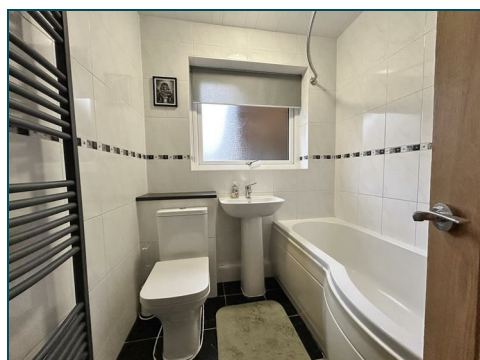
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

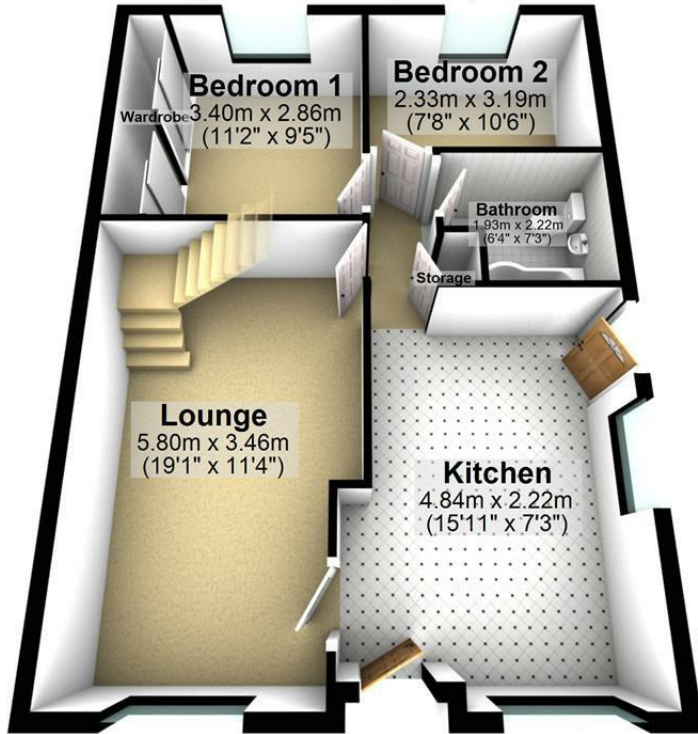
## WINDOWS

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



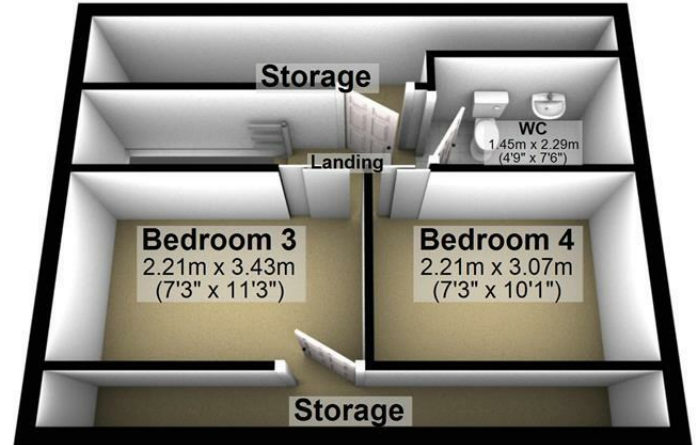
## Ground Floor

Approx. 62.5 sq. metres (672.7 sq. feet)



## First Floor

Approx. 33.3 sq. metres (358.1 sq. feet)



Total area: approx. 95.8 sq. metres (1030.7 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>                            |  | 75                         | 80                                                                                  |
| (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<br>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 |           |
| EU Directive 2002/91/EC                                         |           |
| England & Wales                                                 |           |



  
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