



Leynore 43 Lower Kenyon Street, Thorne, DN8 5BP

Modern Semi Detached Property | Three Bedrooms | No Onward Chain | Driveway Parking | Multiple Reception Rooms | Ideal For First Time Buyers | Close To Local Amenities | Viewing Highly Recommended

- Semi Detached Property
- Gas Central Heating
- Council Tax Band - A
- Close To Local Amenities
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Off Street Driveway Parking
- EPC Rating - D
- Multiple Reception Rooms

Offers Over £150,000

Jigsaw Move are pleased to welcome you to this charming semi-detached house located on Lower Kenyon Street in the heart of Thorne. This modern property, built in 1975, offers a comfortable living space of 893 square feet, making it an ideal home for families or those seeking a bit more room to breathe.

Upon entering, you are welcomed into a spacious open plan lounge and dining room, which is bathed in natural light thanks to the patio doors that lead directly into the rear garden. This inviting space is perfect for both entertaining guests and enjoying quiet family evenings. The kitchen is conveniently located, providing a functional area for culinary pursuits.

The property boasts three well-proportioned bedrooms, providing ample space for rest and relaxation. The bathroom is thoughtfully designed with a separate WC, ensuring convenience for busy mornings. Additionally, the loft that is fully boarded out, complete with a ladder and lights, providing additional storage.

One of the standout features of this home is the large rear garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. The rear garden has a couple of fruit trees that promise a bountiful harvest in the warmer months, creating a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air.

The property has planning permission has been granted for a single-storey outbuilding at the rear, presenting an exciting opportunity for further expansion or the creation of a personal retreat. Additionally, for those with vehicles, the property offers off-street driveway parking for up to three cars, ensuring convenience and ease of access.

Situated close to local amenities, you will find shops, schools, and parks within easy reach, making this location both convenient and desirable. With no onward chain, this property is ready for you to move in and make it your own without delay.

This semi-detached house on Lower Kenyon Street is not just a property; it is a place where memories can be made. With its practical layout and inviting spaces, it is sure to appeal to a variety of buyers looking for a comfortable and convenient home in Thorne. Don't miss your chance to view this delightful property.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 13'11" x 11'7" (4.24m x 3.53m)

Dining Room 10'3" x 8'11" (3.13m x 2.73m)

Kitchen 17'9" x 8'8" (5.40m x 2.63m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 12'8" x 11'0" (3.87m x 3.35m)

Bedroom Two 11'2" x 8'10" (3.41m x 2.70m)

Bedroom Three 6'7" x 6'9" (2.00m x 2.05m)

Bathroom 6'6" x 5'5" (1.97m x 1.66m)

WC 4'4" x 2'11" (1.33m x 0.89m)

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

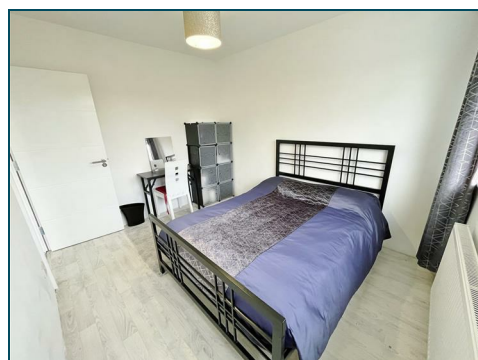
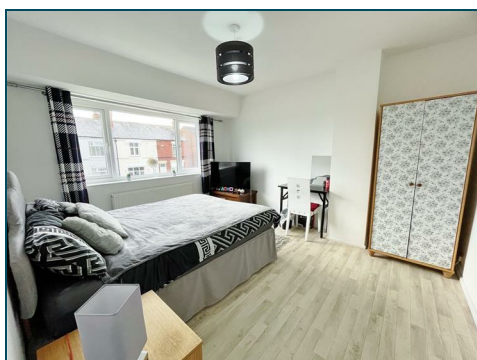
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

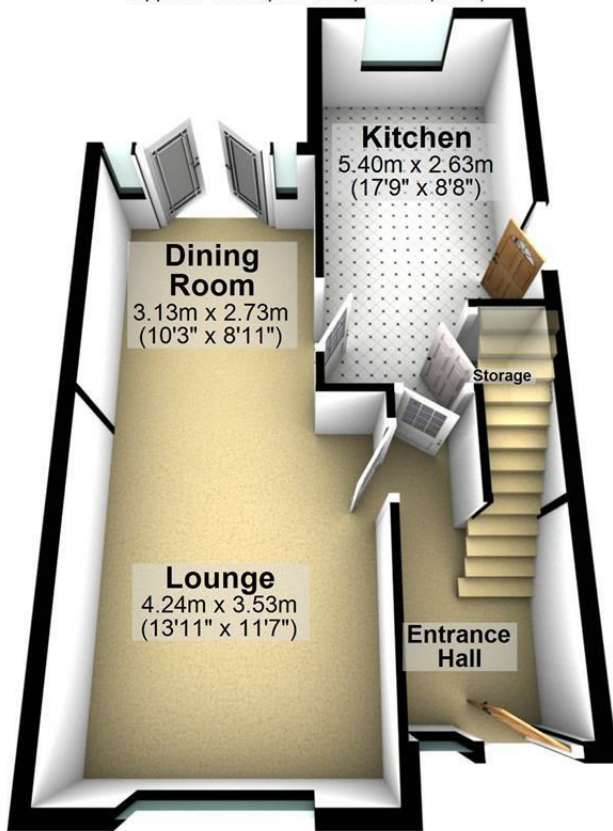
WINDOWS

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



Ground Floor

Approx. 45.5 sq. metres (489.3 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



Total area: approx. 84.7 sq. metres (911.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(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

