



6 Sandway Drive, Camblesforth, Selby, YO8 8JX

Semi-Detached Property | Three Bedrooms | No Onward Chain | Driveway Parking | Detached Garage | Lounge Diner | Ideal Village Location | Viewing Highly Recommended

- Semi-Detached Property
- Gas Central Heating
- Council Tax Band - B
- Ideal Village Location
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking With Detached Garage
- EPC Rating - D
- Lounge Diner

£190,000

Jigsaw Move are pleased to present this delightful semi-detached house nestled in the charming Sandway Drive in the village of Camblesforth. The property offers a perfect blend of comfort and convenience.

The inviting lounge flows seamlessly into the dining room, creating an open and airy atmosphere that is perfect for both relaxation and entertaining. The dining room features patio doors that lead directly to the rear garden, allowing for an abundance of natural light and easy access to outdoor living.

With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The family bathroom is thoughtfully designed to cater to the needs of modern living.

The property boasts a driveway that accommodates parking for one vehicle, along with a carport and a detached garage, providing ample storage and parking options. This is particularly advantageous for those with multiple vehicles or hobbies requiring additional space.

The property is situated within the desirable village of Camblesforth. This sought after village hosts a range of local amenities including; Local shop, fish and chip shop, takeaway, hair salon, public house/restaurant and Play Park. It is also close to Drax golf course and carvery. Camblesforth further benefits easy access to local Selby, Carlton, Snaith and Goole and is a great location for commuters due to its access links to all major networks including M62 making it perfect for those travelling to York, Leeds and Hull.

One of the standout features of this home is that it comes with no onward chain, making the buying process straightforward and hassle-free. Whether you are a first-time buyer or looking to relocate, this property presents an excellent opportunity to settle in a peaceful community while enjoying the comforts of a well-designed home. With its appealing layout and practical amenities, this semi-detached house on Sandway Drive is not to be missed. Arrange a viewing today to fully appreciate all that this lovely property has to offer.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge/Diner 24'8" x 11'10" (7.53m x 3.61m)

Kitchen 10'6" x 6'10" (3.20m x 2.08m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 11'10" x 9'1" (3.61m x 2.77m)

Bedroom Two 10'2" x 9'1" (3.10m x 2.76m)

Bedroom Three 8'10" x 5'8" (2.68m x 1.73m)

Family Bathroom 5'7" x 7'5" (1.72m x 2.28m)

EXTERNAL

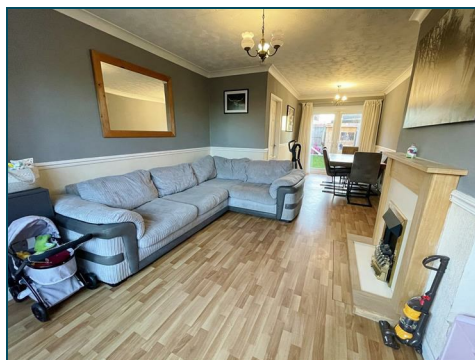
ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

info@jigsawmove.co.uk



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.

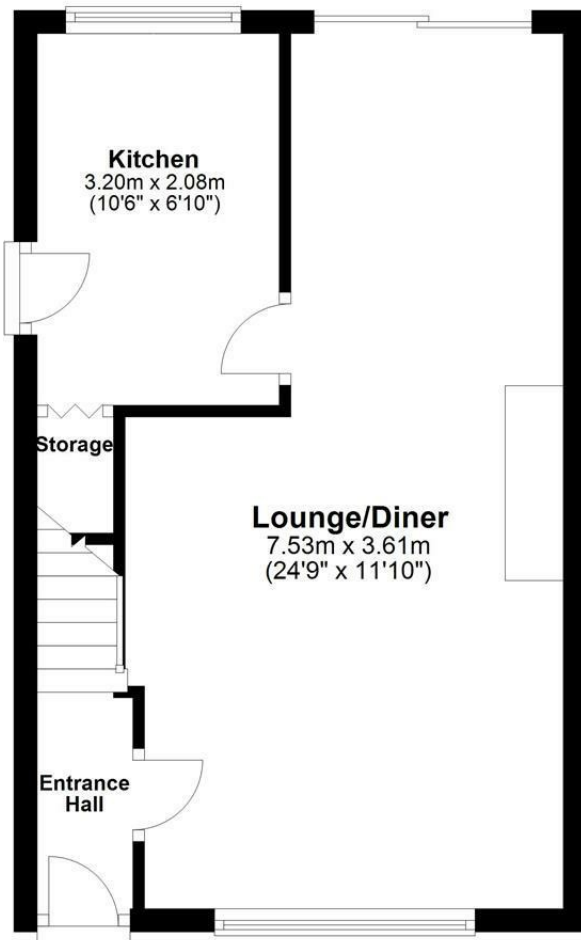
WINDOWS

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



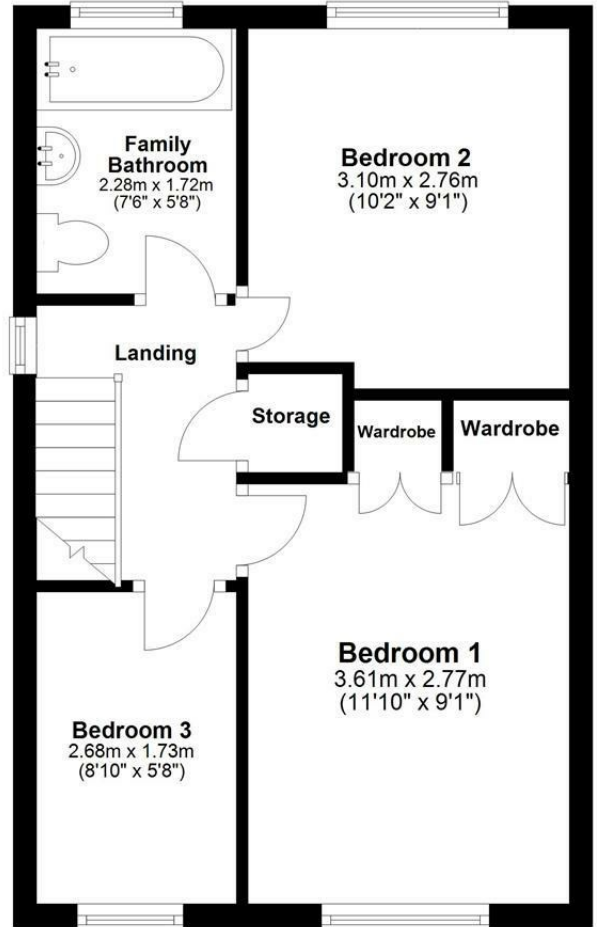
Ground Floor

Approx. 34.1 sq. metres (367.2 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.0 sq. feet)



Total area: approx. 68.7 sq. metres (739.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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			
		61	78
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			
		70	86
England & Wales		EU Directive 2002/91/EC	



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