



## 28 The Green, Wistow, Selby, YO8 3FS

No Onward Chain | Spacious Executive Four Bedroom Family Home | South East Facing Private Rear Garden | Spacious Kitchen | Lounge | Dining Room | Conservatory | Double Garage | Quiet Cul De Sac Location On The Green In Wistow

- Detached Property on a Quiet Cul-de-Sac
- Oil Heating
- Council Tax Band - E
- South Facing Rear Garden
- Four Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking for Multiple Cars with Double Garage
- EPC Rating - D
- En-Suite To Master Bedroom

**£465,000**

Nestled in the charming village of Wistow, in the serene cul-de-sac of The Green, this delightful four-bedroom detached house is a true gem. As you step into the property, you are greeted by a spacious Entrance Hallway leading to three inviting reception rooms - a cosy Lounge, a stylish Kitchen, and an elegant Dining Room boasting French oak floors that exude warmth and character.

The property offers ample space for a growing family with its four well-appointed bedrooms and three modern Porcelanosa designed bathrooms, ensuring comfort and convenience for all. The Conservatory, complete with underfloor heating, provides a tranquil spot to unwind and enjoy the picturesque views of the surrounding greenery.

One of the standout features of this property is the parking provision, with space for multiple vehicles, a rare find in such a desirable location. Whether hosting guests or simply accommodating a large household, parking will never be an issue.

The property also benefits from; south east facing enclosed rear garden, oil heating, wood double glazing through-out and uPVC double glazing for the conservatory, double garage with electric doors.

This property is offered with no onward chain, making the buying process smooth and hassle-free.

Jigsaw Move are thrilled to present this wonderful opportunity to own a piece of tranquillity in Wistow. Don't miss out on the chance to make this charming detached house your new home.

EPC Rating - D

Council Tax Band - E

## **GROUND FLOOR ACCOMMODATION**

### **Entrance Hall**

**Lounge 19'5" x 11'9" (5.91m x 3.59m)**

**Kitchen 19'3" x 11'11" (5.88m x 3.62m)**

**Dining Room 9'7" x 14'10" (2.91m x 4.53m)**

**Conservatory 12'2" x 13'1" (3.72m x 4.00m)**

**WC 4'2" x 4'11" (1.28m x 1.51m)**

## **FIRST FLOOR ACCOMMODATION**

### **Landing**

**Bedroom One 13'0" x 15'4" (3.95m x 4.67m)**

**En-suite 6'0" x 9'4" (1.82m x 2.85m)**

**Bedroom Two 10'8" x 11'11" (3.24m x 3.63m)**

**Bedroom Three 8'8" x 8'11" (2.63m x 2.73m)**

**Bedroom Four 7'8" x 10'5" (2.33m x 3.17m)**

**Bathroom 7'7" x 7'4" (2.31m x 2.23m)**

## **EXTERNAL**

**Double Garage 19'3" x 19'1" (5.88m x 5.81m)**



## 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

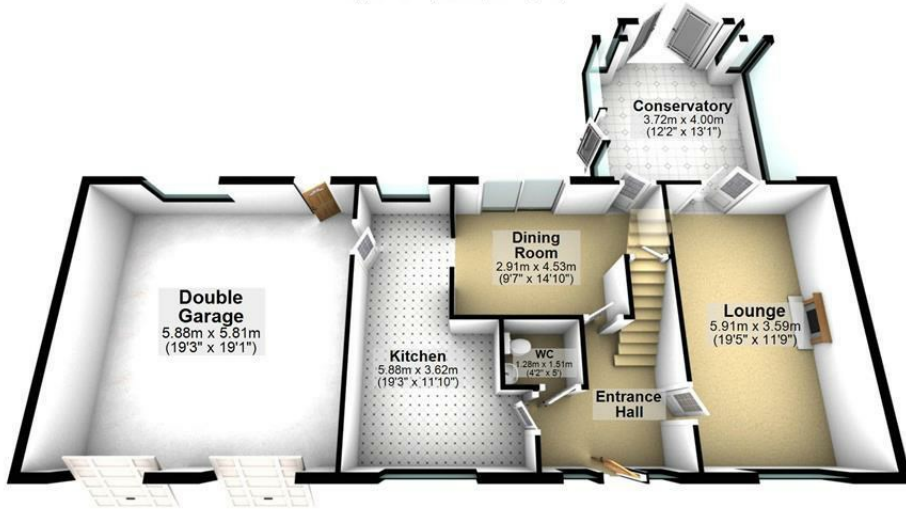
Strictly by appointment with the sole agents. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

## WINDOWS

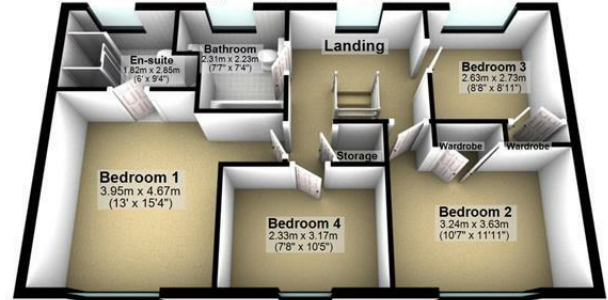
Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



**Ground Floor**  
Approx. 111.3 sq. metres (1198.2 sq. feet)



**First Floor**  
Approx. 61.5 sq. metres (662.2 sq. feet)



Total area: approx. 172.8 sq. metres (1860.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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