



8 Manor Drive, Camblesforth, YO8 8RA

South-West Facing Garden | Beautifully Presented Detached Bungalow | Three Bedrooms | Detached Double Garage | Driveway Parking For Multiple Cars | En-Suite To Master Bedroom | Sun Room | Popular Village Location | Viewing Highly Recommended

- Beautifully Presented Detached Bungalow
- Gas Central Heating
- Council Tax Band - D
- Popular Village Location
- Three Bedrooms
- Freehold Property
- Multiple Reception Rooms
- Driveway Parking & Detached Double Garage
- EPC Rating - TBC
- En-Suite To Master Bedroom

Offers Over £350,000

Jigsaw Move are pleased to present this beautifully presented detached bungalow on Manor Drive nestled in the charming village of Camblesforth. The property offers a perfect blend of comfort and convenience.

The bungalow features three well-appointed bedrooms, including a master suite with a recently updated en-suite bathroom, ensuring a private retreat for relaxation. The property boasts a family bathrooms that provides ample facilities for family and visitors alike. With three spacious reception rooms, this property is ideal for both entertaining guests and enjoying quiet family time.

The well-designed kitchen includes a utility room, making household chores more manageable and keeping the living areas tidy. The recent installation of new windows enhances the home's aesthetic appeal while improving energy efficiency, allowing for plenty of natural light to fill the living spaces.

One of the standout features of this bungalow is the delightful sun room at the rear, which invites natural light and offers a serene space to enjoy the garden views. This room has recently had new windows and a solid roof, serves as a lovely spot to enjoy the garden views throughout the seasons.

For those with multiple vehicles, the property boasts parking for a number of cars, a rare find that adds to the convenience of this home. Complemented by a detached double garage, providing both convenience and security. The access to parking at the rear of the property is an added bonus, making it easy to accommodate guests or family gatherings. The overall presentation of the bungalow is immaculate, making it move-in ready for its new owners.

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.

This bungalow is not just a home; it is a lifestyle choice, offering a peaceful setting in a friendly community. With its thoughtful layout and modern updates, this property is a wonderful opportunity for anyone seeking a comfortable and practical living space in Camblesforth. Don't miss the chance to make this charming bungalow your new home.

ACCOMMODATION

Porch

Lounge 16'3" x 10'11" (4.96m x 3.32m)

Kitchen 12'2" x 9'7" (3.70m x 2.93m)

Utility 4'10" x 6'2" (1.47m x 1.87m)

Dining Room 14'2" x 9'7" (4.31m x 2.92m)

Sun Room 7'10" x 9'7" (2.39m x 2.92m)

Hallway

Family Bathroom 10'9" x 7'0" (3.28m x 2.14m)

Bedroom One 11'0" x 12'1" (3.36m x 3.68m)

En-Suite Shower Room 6'1" x 8'2" (1.86m x 2.50m)

Bedroom Two 10'7" x 8'2" (3.23m x 2.50m)

Bedroom Three/ Office 11'0" x 7'9" (3.36m x 2.37m)

EXTERNAL



Double Garage 17'1" x 19'1" (5.23m x 5.82m)

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

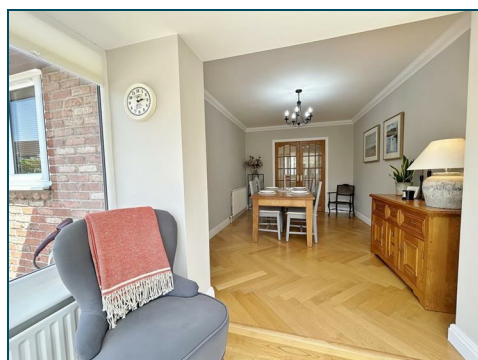
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

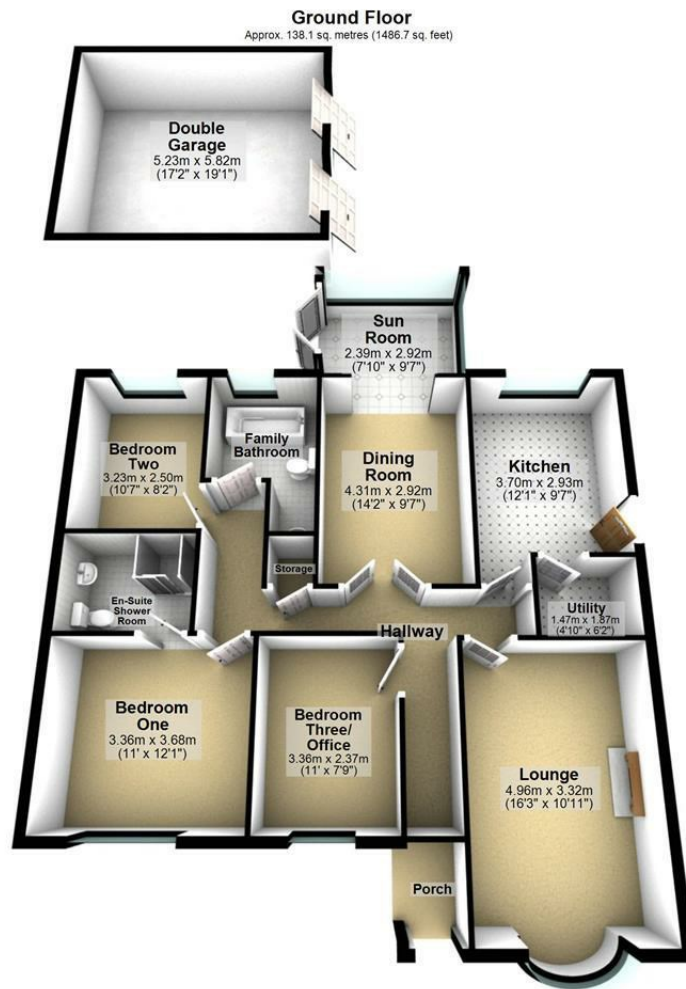
VIEWINGS

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.





Total area: approx. 138.1 sq. metres (1486.7 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	
69	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	
69	78
England & Wales	
EU Directive 2002/91/EC	



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