

## 43 Ings Lane, Kellington, Goole, DN14 0NS

Detached Property | Three Bedrooms | No Onward Chain | Driveway Parking | Large Lounge Diner | Popular Village Location | Viewing Highly Recommended

- Detached Property
- Gas Central Heating
- Council Tax Band - C
- Popular Village Location
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking
- EPC Rating - D
- Well Presented Rear Garden

## Offers Over £259,500

Jigsaw Move are pleased to present this delightful, detached house nestled in the charming village of Kellington, on Ings Lane. The property offers a perfect blend of comfort and convenience.

Upon entering, you are greeted by a spacious ground floor that features a large lounge diner, ideal for both relaxation and entertaining. The room is bathed in natural light, thanks to the patio doors that lead directly into the well-presented rear garden. The kitchen is functional and well-equipped, making it a joy for any home cook.

The first floor comprises two generously sized double bedrooms, alongside a further single bedroom, which benefit from built-in wardrobes, providing ample storage space. The family bathroom is conveniently located, ensuring ease of access for all.

The rear garden is a true highlight of this property, featuring a lovely patio area perfect for al fresco dining, alongside a well-maintained lawn. Additionally, there is an extra piece of land at the bottom of the garden, offering potential for further landscaping or gardening pursuits.

For those with vehicles, the property boasts driveway parking, ensuring that you have a secure and convenient space for your car, along with the added benefit of an electric vehicle charging point, catering to the needs of modern living. With no onward chain, this property presents an excellent opportunity for those looking to settle into a welcoming community.

The property is situated within the desirable village of Kellington. Kellington hosts a range of local amenities including; primary school, public house, hotel & restaurant. It is also an ideal location for commuters due to its access links to all major networks for the M62 motorways, making it perfect for those travelling to York, Leeds and Hull.

In summary, this well-appointed home in Kellington is perfect for families or individuals seeking a peaceful retreat with easy access to local amenities. With its attractive features and inviting atmosphere, this property is not to be missed.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

### Lounge 12'10" x 13'8" (3.90m x 4.16m)

### Dining Room 11'2" x 10'6" (3.41m x 3.19m)

### Kitchen 11'2" x 8'9" (3.41m x 2.67m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One 12'0" x 12'10" (3.67m x 3.92m)

### Bedroom Two 11'8" x 12'10" (3.56m x 3.92m)

### Bedroom Three 8'6" x 7'1" (2.58m x 2.16m)

### Bathroom

## 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.

## UTILITIES MATERIAL INFORMATION
Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

Broadband – FTTP (fibre to the premises)

Mobile signal/coverage is good in this area

## 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.

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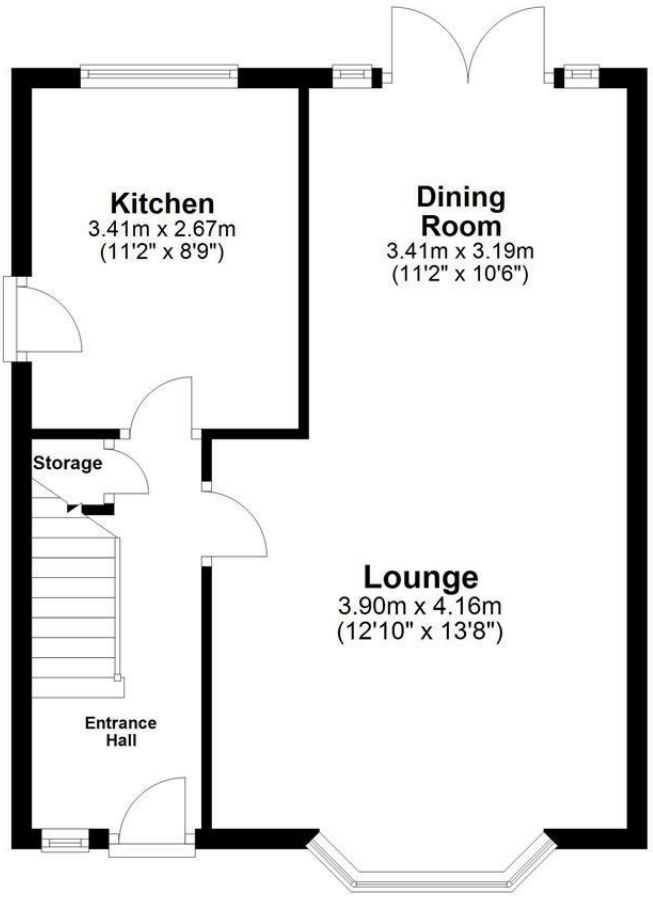






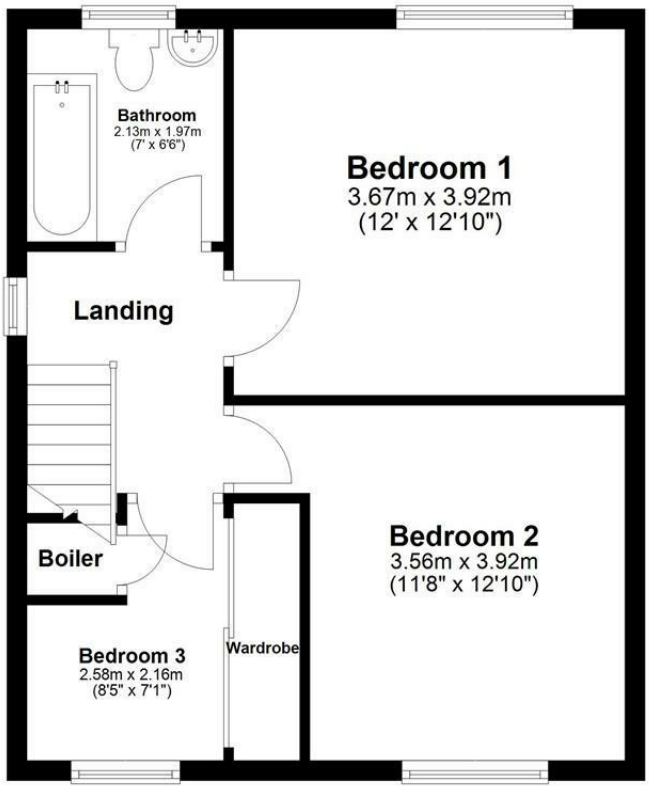
## Ground Floor

Approx. 44.5 sq. metres (479.2 sq. feet)




## First Floor

Approx. 39.2 sq. metres (422.2 sq. feet)
(excluding Bedroom 3)




Total area: approx. 83.7 sq. metres (901.4 sq. feet)

