



100 Main Road, Drax, YO8 8NT

End Terrace Property | Three Bedrooms | No Onward Chain | Driveway Parking | Garage | Popular Rural Village Location | Viewing Highly Recommended

- End Terrace Property
- Gas Central Heating
- Council Tax Band - B
- Viewing Highly Recommended
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking & Garage
- EPC Rating - D
- Rural Village Location

Offers In The Region Of £199,950

Jigsaw Move are pleased to present this delightful end-terrace house nestled in the charming rural village of Drax. The property presents an excellent opportunity for first-time buyers seeking a tranquil lifestyle.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home. The lounge features patio doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. This lovely garden space is perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

The property boasts three well-proportioned bedrooms, making it perfect for small families or those looking for extra space. The inviting reception room offers a warm and welcoming atmosphere, ideal for relaxation or entertaining guests. The house is thoughtfully designed with two bathrooms, including a family bathroom and a convenient downstairs WC, ensuring that the needs of a busy household are well catered for.

The house is set within a peaceful community, providing a serene environment while still being easily accessible from the main road. Outside, the property benefits from driveway parking, along with a garage, providing additional storage or parking options. This is a significant advantage in a busy area, allowing for easy access and peace of mind.

Furthermore, the absence of an onward chain simplifies the buying process, making this home an even more attractive proposition. With its ideal location and practical layout, this end-terrace house on Main Road is a wonderful choice for anyone looking to establish their first home in a friendly community. Don't miss the chance to make this lovely property your own.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 13'2" x 12'5" (4.02m x 3.78m)

Kitchen 10'7" x 5'3" (3.23m x 1.60m)

WC 5'9" x 2'11" (1.74m x 0.89m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 17'3" x 9'2" (5.27m x 2.79m)

Bedroom Two 13'5" x 12'5" (4.09m x 3.79m)

Bedroom Three 9'10" x 6'0" (2.99m x 1.82m)

Bathroom 5'11" x 5'8" (1.80m x 1.72m)

EXTERNAL

Garage 17'5" x 9'3" (5.31m x 2.83m)

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

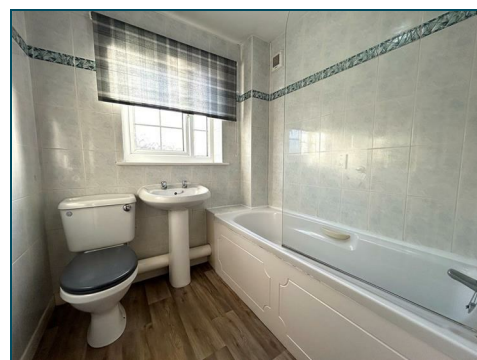
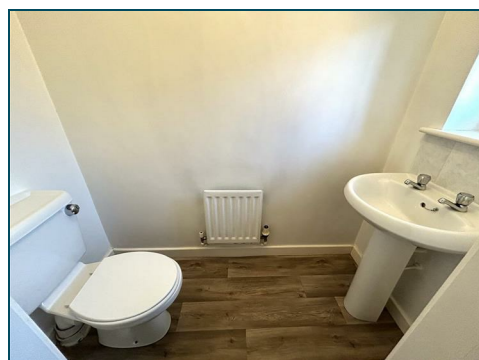
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

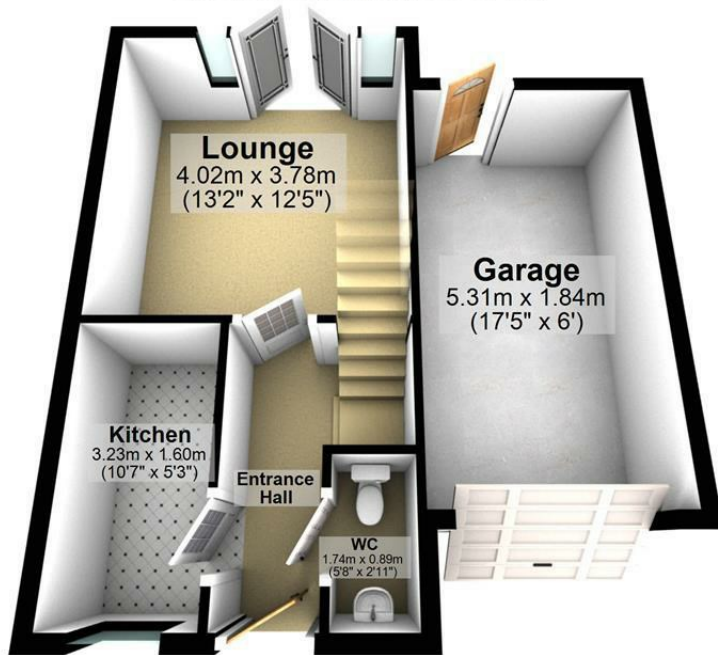
WINDOWS

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



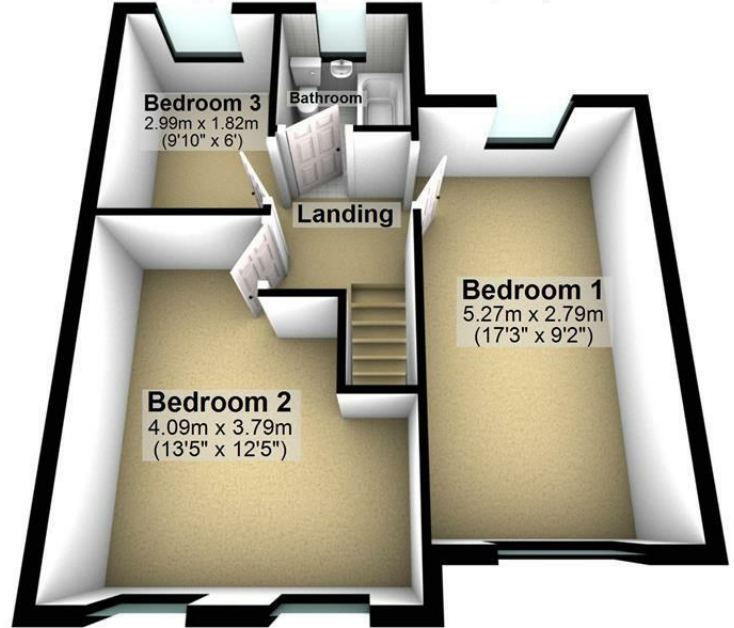
Ground Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.1 sq. feet)



Total area: approx. 79.2 sq. metres (852.3 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	
65	72
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	
60	67
England & Wales	
EU Directive 2002/91/EC	



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