

18 Garth Drive, Hambleton, Selby, YO8 9QD

Semi Detached Bungalow | Two Bedrooms | Lounge | Conservatory | Driveway Parking | Gas Central Heating | Solar Panels | Cul-De-Sac Location

- Semi Detached
- Two Reception rooms
- Conservatory
- Gas Central Heating & Solar Panels
- Private Driveway
- Council Tax B
- Village Location
- Two Bedrooms
- EPC D
- Quiet Cul-De-Sac

£190,000

Nestled at the end of a peaceful residential cul-de-sac on Garth Drive in Hambleton, Selby, this delightful semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. The property features two well-proportioned bedrooms, which can easily be adapted to suit your needs, whether as a second bedroom or a dining room, providing flexibility for your lifestyle.

Upon entering, you are welcomed by an inviting reception room that offers ample space for relaxation and entertaining guests. The charming conservatory bathes the interior in natural light and provides a serene view of the well-maintained garden, perfect for gardening enthusiasts or those who simply wish to enjoy the outdoors.

The bungalow includes a bathroom, ensuring that all essential amenities are readily available. The property features gas central heating and solar panels. For those with vehicles, the property boasts driveway parking for two cars, adding to the convenience of this lovely home. Additionally, a small garden shed offers practical storage solutions for tools and outdoor equipment, enhancing the functionality of the outdoor space.

This property is not only a comfortable residence but also a tranquil sanctuary, ideal for individuals or families who appreciate a quiet lifestyle while remaining close to local amenities. With its appealing features and prime location, this bungalow is a wonderful opportunity for anyone looking to settle in a charming community. Don't miss the chance to make this delightful home your own.

ACCOMMODATION

Hallway 5'2" x 2'10" (1.58m x 0.87m)
Door to:

Kitchen 10'1" x 7'4" (3.08m x 2.24m)
Window to side, door to:

Lounge 17'5" x 10'5" (5.31m x 3.17m)
Window to front, fireplace, door to:

Conservatory 10'1" x 9'2" (3.08m x 2.79m)
Five windows to side, four windows to rear, double door, door to:

Bedroom 1 11'11" x 9'1" (3.63m x 2.76m)
Window to rear, door to:

Bathroom 6'10" x 5'6" (2.08m x 1.68m)
Window to side, door to:

Bedroom 2 8'10" x 8'8" (2.69m x 2.65m)
Door to:

Store 2'11" x 1'6" (0.88m x 0.46m)

HWT 2'7" x 2'7" (0.80m x 0.80m)

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:

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 . 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.

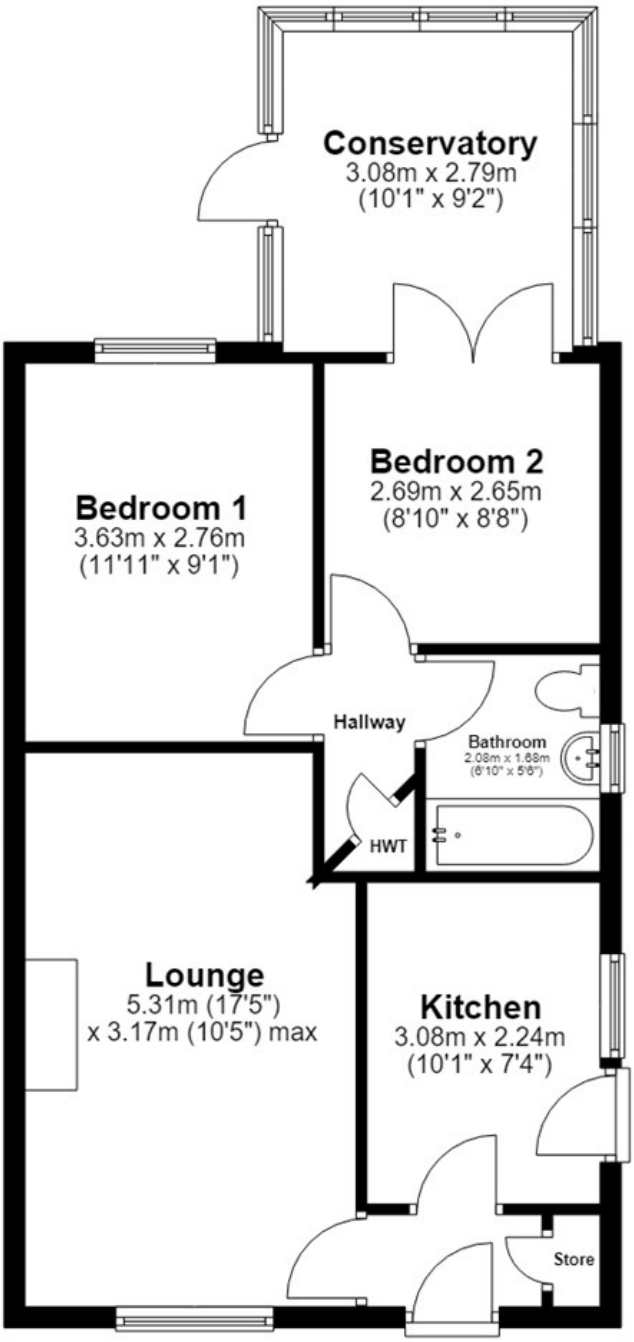
WINDOWS
Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.





Floor Plan

Approx. 58.7 sq. metres (631.4 sq. feet)



Total area: approx. 58.7 sq. metres (631.4 sq. feet)

