



## 6 Brumby Close, Thorpe Willoughby, Selby, YO8 9TX

Beautifully Presented Detached Property | No Onward Chain | Three Bedrooms | Driveway Parking | En-Suite To Master Bedroom | Large Kitchen Diner | Popular Village Location | Viewing Highly Recommended

- Beautifully Presented Detached Property
- Gas Central Heating
- Council Tax Band - D
- Large Rear Garden
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking With Garage
- EPC Rating - B
- Large Kitchen Diner

**Asking Price £325,000**

Jigsaw Move are pleased to present this beautifully presented detached house nestled in the charming area of Brumby Close, Thorpe Willoughby, Selby. The property offers a perfect blend of modern living and comfort. Built in 2020, the property spans an impressive 1,065 square feet and is designed to cater to the needs of contemporary families.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge, ideal for relaxation and entertaining. The large kitchen diner is a standout feature, ideal for both casual family meals and entertaining guests. This well-designed space has been thoughtfully enhanced by the vendor through the conversion of part of the garage which, creating a generous space for family meals and gatherings. A convenient WC completes the ground floor layout.

As you ascend to the first floor, you will find a landing that provides access to several storage cupboards, ensuring that your living space remains clutter-free. The master bedroom boasts an en-suite shower room, offering a private retreat for the homeowners. Additionally, there are two further double bedrooms, one of which is equipped with built-in wardrobes, along with a family bathroom that serves the household.

Outside, the large rear garden is a true highlight, featuring a patio area for seating and a decking area, perfect for enjoying summer evenings or hosting barbecues. The front of the property offers driveway parking for one vehicle, along with a garage, providing additional storage needs along with a neat section of grass that enhances the overall curb appeal.

One of the standout features of this property is that it comes with no onward chain, making the buying process straightforward and hassle-free.

This home is not just a property; it is a lifestyle choice, offering a peaceful environment while being conveniently located near local amenities. Whether you are a first-time buyer or looking to downsize, this modern home in Thorpe Willoughby is sure to impress. Don't miss the opportunity to make this lovely house your new home.

## GROUND FLOOR ACCOMMODATION

### Entrance Hallway

Lounge 12'6" x 12'4" (3.81m x 3.76m)

Kitchen/Diner 12'1" x 22'7" (3.68m x 6.88m)

WC 3'2" x 6'6" (0.99m x 2.00)

## FIRST FLOOR ACCOMMODATION

### Landing

Bedroom One 14'4" x 12'3" (4.37m x 3.74m)

En-suite 4'0" x 9'4" (1.23m x 2.85m)

Bedroom Two 12'1" x 13'2" (3.68m x 4.01m)

Bedroom Three 12'1" x 9'4" (3.68m x 2.85m)

Bathroom 5'1" x 10'1" (1.57m x 3.09m)

## EXTERNAL

Garage 8'5" x 9'11" (2.56m x 3.03m)

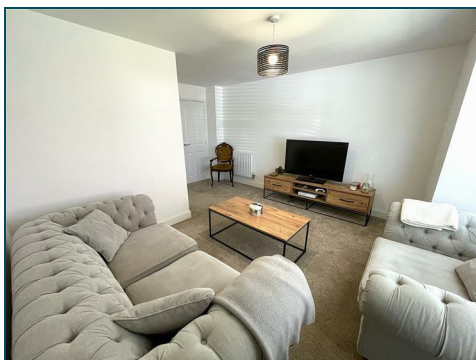
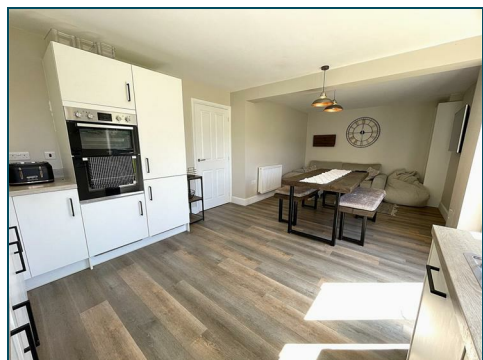
## ANTI-MONEY LAUNDERING (AML) CHECKS

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)

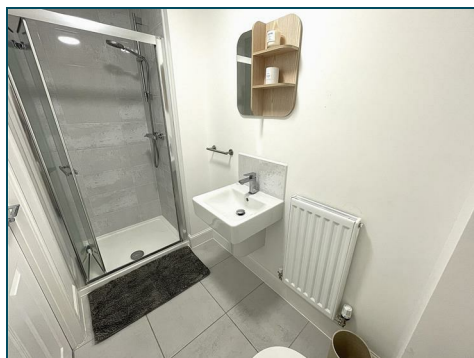
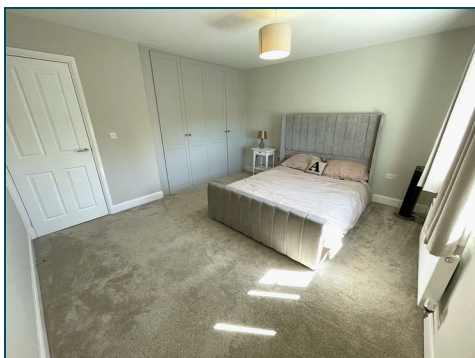
Mobile signal/coverage is good in this area

## 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.

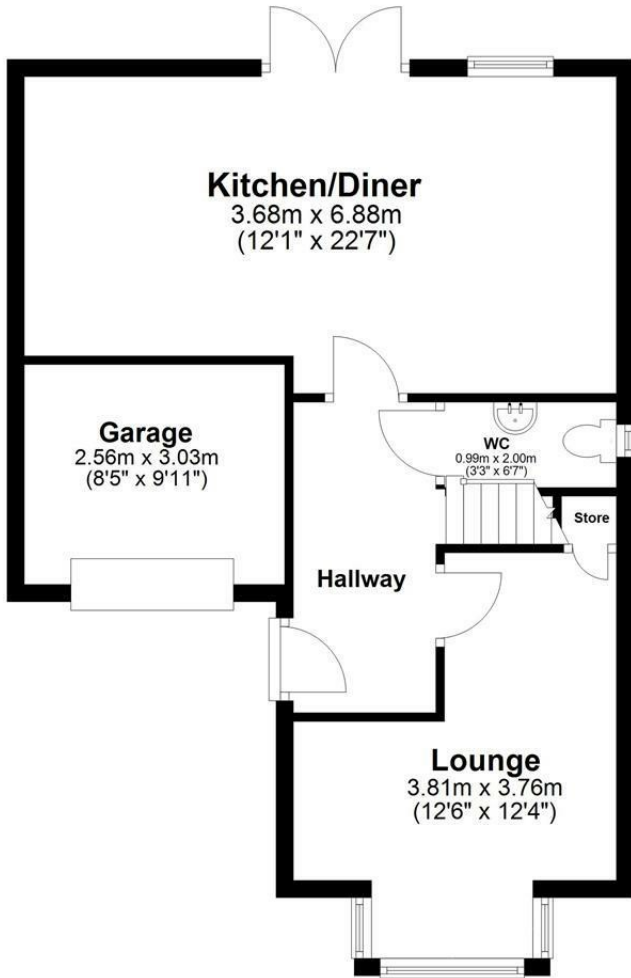
## WINDOWS

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



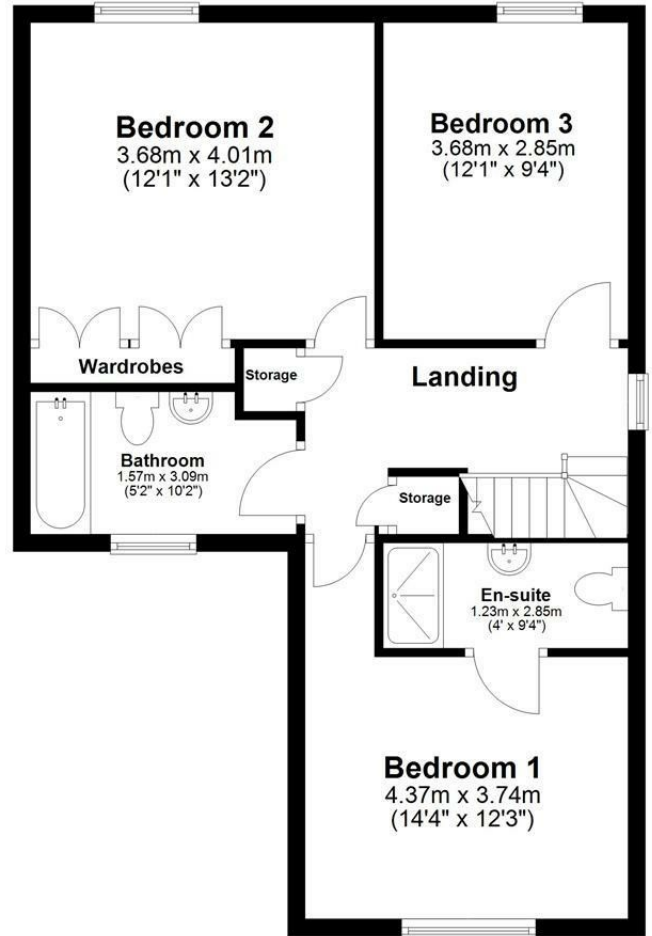
### Ground Floor

Approx. 55.3 sq. metres (594.8 sq. feet)



### First Floor

Approx. 57.9 sq. metres (623.0 sq. feet)



Total area: approx. 113.1 sq. metres (1217.8 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			
		83	94
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			
(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	