



Brentor House Main Street, Great Heck, DN14 0BQ

Detached Property | Three Bedrooms | South Facing Rear Garden | Double Garage | Driveway Parking For Multiple Vehicles | Utility Room | Village Location | Viewing Highly Recommended

- Beautifully Presented Detached Property
- Oil Heating
- Council Tax Band - D
- Rural Village Location
- Three Bedrooms & Study
- Freehold Property
- Conservatory
- Driveway Parking & Double Garage
- EPC Rating - E
- Private South Facing Rear Garden

Offers In The Region Of £350,000

Jigsaw Move are pleased to present this stunning detached house nestled on Main Street in the charming village of Great Heck. The property offers a perfect blend of comfort and style. With three well-proportioned bedrooms and a study, this property is ideal for families or those seeking extra space.

The heart of the home features an inviting open plan lounge and dining area, seamlessly connected to a delightful conservatory that bathes the space in natural light, creating a warm and welcoming atmosphere. A utility room adds to the practicality of the home, making laundry chores a breeze.

The addition of a conservatory enhances the living space, allowing natural light to flood in and providing a delightful spot to enjoy the views of the beautifully maintained, private south-facing rear garden. This outdoor oasis is perfect for enjoying sunny days, hosting gatherings, or simply unwinding in a tranquil setting.

The property boasts two well-appointed bathrooms, including a luxurious main bathroom complete with both a separate bath and shower, ensuring convenience for all. Additionally, a handy downstairs shower room adds to the practicality of the home, making it perfect for busy households.

For those with multiple vehicles, the extended double garage and spacious driveway provide ample parking space, a rare find in many properties today.

This delightful home in Great Heck is not just a property; it is a lifestyle choice, offering a peaceful retreat while remaining conveniently close to local amenities. With its attractive features and superb location, this house is a must-see for anyone looking to settle in a welcoming community.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 15'10" x 14'6" (4.82m x 4.41m)

Kitchen 8'11" x 13'5" (2.71m x 4.09m)

Dining Room 8'11" x 10'3" (2.71m x 3.12m)

Conservatory 9'9" x 9'10" (2.96m x 3.00m)

Shower Room 2'10" x 9'2" (0.87m x 2.79m)

Utility 7'7" x 10'4" (2.31m x 3.14m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 15'11" x 10'9" (4.85m x 3.28m)

Bedroom Two 11'11" x 10'10" (3.63m x 3.30m)

Bedroom Three 12'10" x 6'8" (3.92m x 2.02m)

Study/ Laundry Room 5'7" x 5'7" (1.69m x 1.71m)

Bathroom 8'10" x 9'4" (2.68m x 2.85m)

EXTERNAL

Double Garage 33'8" x 17'2" (10.27m x 5.25m)



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

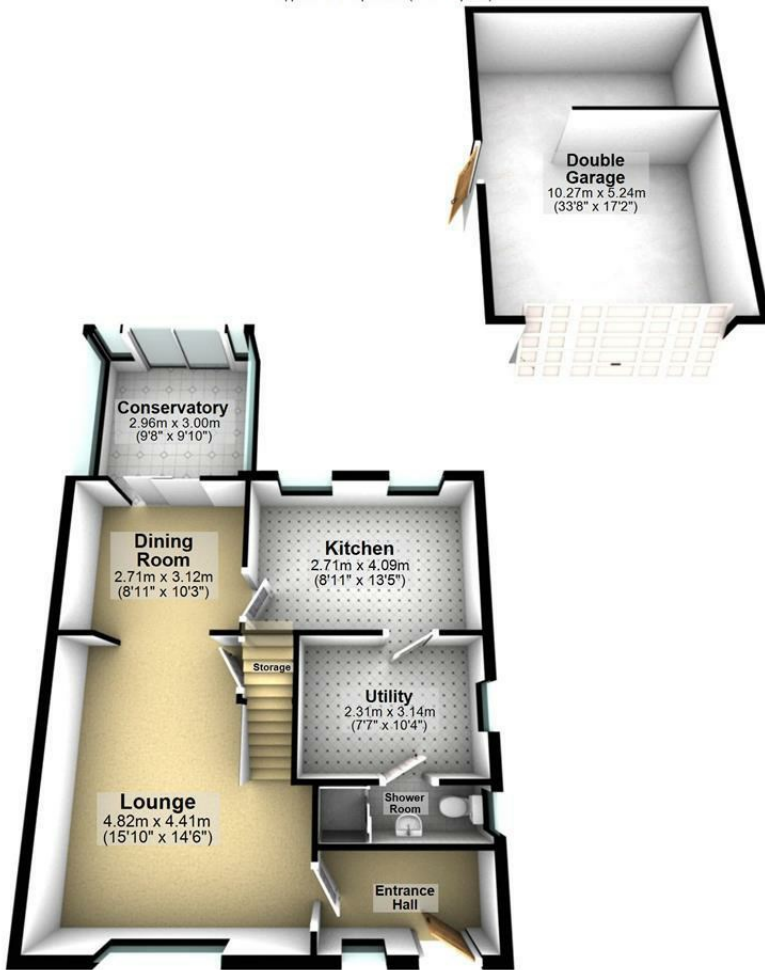
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important 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.



Ground Floor
Approx. 117.6 sq. metres (1265.8 sq. feet)



First Floor
Approx. 56.3 sq. metres (605.5 sq. feet)



Total area: approx. 173.8 sq. metres (1871.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		42	
(1-20) G			
Not energy efficient - higher running costs			
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	
England & Wales	
EU Directive 2002/91/EC	



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