



### **3 Foresters Court Pontefract Road, Snaith, DN14 9QX**

Beautifully Presented Detached Property | Five Bedrooms | No Onward Chain | Double Garage | Master Bedroom With En-Suite | South Facing Rear Garden | Underfloor Heating | Popular Village Location | Viewing Highly Recommended

- Beautifully Presented Detached Property
- Air Source Heat Pump & Underfloor Heating
- Council Tax Band - F
- Popular Village Location
- Five Double Bedrooms
- Freehold Property
- Master Bedroom With En-Suite
- Double Garage & Driveway Parking For Multiple Cars
- EPC Rating - B
- South Westerly Facing Rear Garden

**Asking Price £650,000**

Jigsaw Move are pleased to present this modern family home set within Foresters Court, an exclusive gated development of just four properties, located in the Conservation Area of the historic market town of Snaith in the East Riding of Yorkshire. Designed to be a contemporary, energy-efficient eco home with a "traditional with a twist" aesthetic, the property combines classic materials with cutting-edge construction and performance.

The house is exceptionally well built, with craftsmanship from across all trades evident throughout. With an impressive air permeability rating of just 2.8 m<sup>3</sup>/h.m<sup>2</sup>, Dawson House offers reduced heating costs, enhanced thermal comfort, excellent air quality and long-term structural durability. Mechanical ventilation with heat recovery is provided by a Vent Axia Sentinel system, while heating is delivered via a Mitsubishi air source heat pump, supplying underfloor heating to the ground floor and high-efficiency radiators to the upper floors.

Foresters Court is accessed via secure wrought-iron electric gates, opening onto a sweeping block-paved driveway leading to Dawson House. The property occupies a commanding position on the highest ground in the town and benefits from a minimum of four private parking spaces alongside a double garage with electric roller door and side French doors providing access to the rear garden. Bordered by ancient hedgerows and mature woodland trees, the south-facing rear garden is private, not overlooked and enjoys excellent natural light. The house is traditionally constructed in brick beneath a slate roof, with York stone lintels framing BSI Kitemark double-glazed sash windows and doors.

Internally, the ground floor is bright and spacious, with high ceilings and a welcoming hallway. Oak double doors open into the open-plan lounge which runs the full depth of the house, featuring bi-fold doors leading onto an Indian stone patio and mature garden. The central open-plan kitchen, dining and atrium area also extends front to back, with French doors opening onto a second patio and lawn, ideal for outdoor dining. A utility room provides additional storage and appliance space, with access to the rear patio, alongside a downstairs WC.

The first floor offers a generous principal bedroom with built-in wardrobes and a luxury en-suite featuring a double-ended roll-top bath, double shower and Victorian-style fittings. Two further double bedrooms also benefit from built-in wardrobes, served by a modern family shower room.

The second floor provides highly flexible accommodation, including a very large double bedroom with built-in wardrobes and a second substantial room with an adjoining space, offering potential for a self-contained suite, home office or additional living area. This floor is completed by a spacious bathroom with oversized bath, double shower, wash basin and WC.

Foresters Court is located in the heart of Snaith, offering exceptional convenience with no need for a car. Snaith Primary School is rated Outstanding by Ofsted, while The Snaith School secondary is rated Good and ranked first locally for academic performance. The town provides a wide range of amenities including medical services, pharmacy, post office, library, supermarket, independent shops, cafés, restaurants, public houses and a hotel, alongside excellent transport links including a railway station with free parking and electric vehicle charging points.

With no onward chain, this home is ready for you to move in and make it your own. The community is well served by sports facilities, play areas, walking routes, clubs and activities for all ages, with extensive managed footpaths and green spaces. Snaith and Cowick Town Council is highly regarded for its engagement with residents and value-driven services. Dawson House at Foresters Court offers a rare opportunity to enjoy high-quality modern living in a thriving and well-connected market town setting.

## GROUND FLOOR ACCOMMODATION

### Hall

**Living Room 25'6" x 11'4" (7.77m x 3.45m)**

**Kitchen 13'2" x 8'11" (4.01m x 2.72m)**

**Day Room 10'2" x 10'9" (3.1m x 3.3m)**

**Dining Area 12'9" x 8'10" (3.9m x 2.7m)**

**Utility 8'3" x 4'9" (2.52m x 1.45m)**

## FIRST FLOOR ACCOMMODATION

### Landing

**Bedroom One 15'9" x 11'6" (4.80m x 3.50m)**

**Bedroom One En-suite 9'6" x 10'2" (2.90m x 3.12m)**

**Bathroom 7'2" x 7'2" (2.2m x 2.2m)**

**Bedroom Four 13'1" x 8'10" (4.00m x 2.69m)**

**Bedroom Five 13'2" x 8'10" (4.01m x 2.69m)**

## SECOND FLOOR ACCOMMODATION

### Landing



**Bedroom Two 10'6" x 15'3" (3.21m x 4.66m)**

**Bedroom Three 16'5" x 9'2" (5.00m x 2.80m)**

**Home Office/Study 6'7" x 6'7" (2.00m x 2.00m)**

**Bathroom 11'5" x 5'10" (3.5m x 1.8m)**

## 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

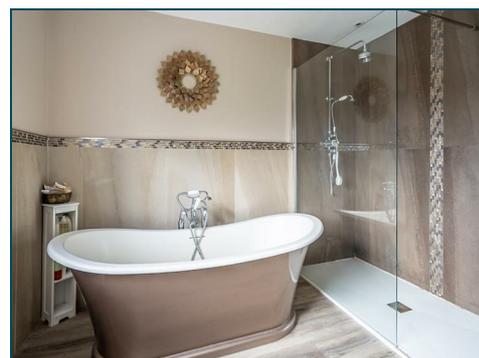
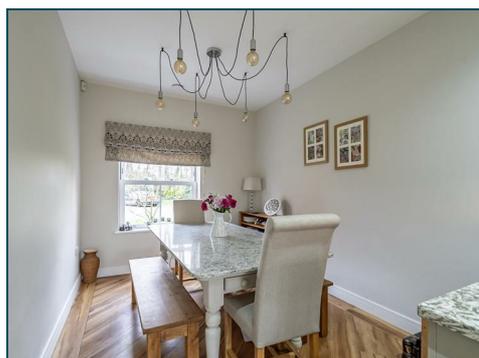
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

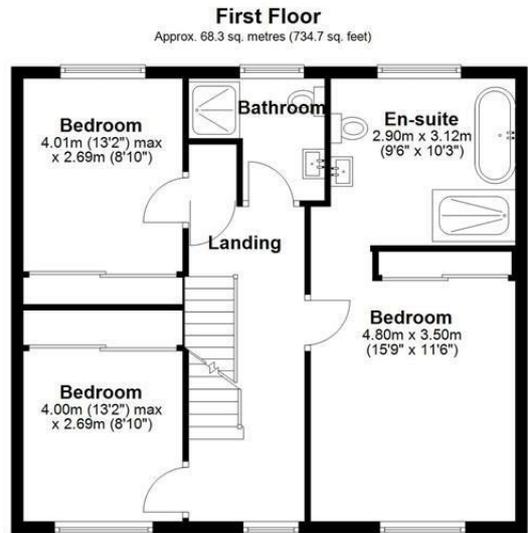
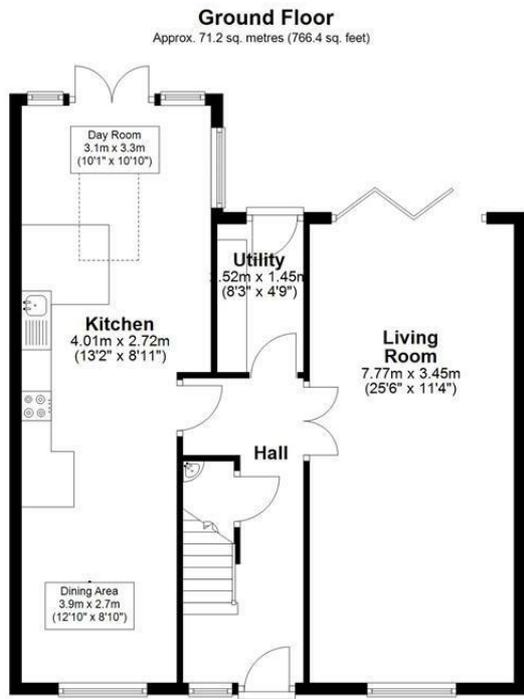
### VIEWINGS

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.

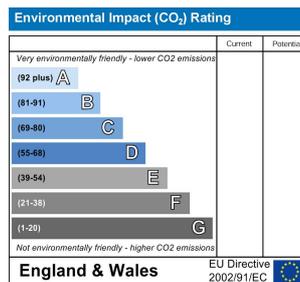
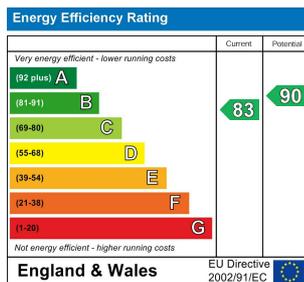
### WINDOWS

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





Total area: approx. 185.4 sq. metres (1995.4 sq. feet)



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