



## 32 Ferry Close, Hemingbrough, Selby, YO8 6YX

Detached Property | Four Bedrooms | No Onward Chain | Driveway Parking | Garage | Master Bedroom With En-Suite | Ideal Family Property | Popular Village Location | Viewing Highly Recommended

- Detached Property
- Gas Central Heating
- Council Tax Band - D
- Ideal Family Home
- Four Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking & Integral Garage
- EPC Rating - C
- En-Suite To Master Bedroom

**Asking Price £335,000**

Jigsaw Move are pleased to present this impressive, detached house nestled in the tranquil cul-de-sac of Ferry Close, Hemingbrough. The property built in 2006, offers a perfect blend of modern living and comfort. This delightful property boasts a spacious layout, perfect for families seeking comfort and convenience.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a generous lounge, perfect for relaxation or entertaining guests. An additional reception room provides versatile space that can be tailored to your needs, whether as a playroom, study, or formal dining area. The modern kitchen diner is well-equipped and flows seamlessly into the living areas, making it a delightful space for family gatherings. The ground floor also includes a convenient WC, enhancing the practicality of the home.

The lounge features patio doors that open onto a charming patio area, which overlooks a large grassed garden, providing an excellent outdoor space for children to play or for hosting summer barbecues.

With parking available for two vehicles on the driveway and then an extra space opposite the property. There is an integral garage offering secure parking and additional storage options. This property is not only spacious but also practical ensuring convenience for you and your guests.

Moving to the first floor, the master bedroom boasts an en-suite shower room, ensuring privacy and comfort. Three additional bedrooms offer ample space for family or guests, with bedrooms two and three benefiting from fitted wardrobes for added storage. A family bathroom completes this level, providing a well-designed layout for everyday living.

With no onward chain, this home is ready for you to move in and make it your own. Whether you are a growing family or simply seeking a peaceful retreat, this residence in Hemingbrough is a must-see. Don't miss the chance to view this splendid property and envision your future in this delightful setting.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

Lounge 13'0" x 14'11" (3.95m x 4.55m)

Reception Room 10'0" x 8'5" (3.05m x 2.56m)

Kitchen 14'2" x 8'9" (4.31m x 2.66m)

Utility 4'9" x 5'6" (1.45m x 1.68m)

WC 5'11" x 2'11" (1.81m x 0.88m)

## FIRST FLOOR ACCOMMODATION

### Landing

Bedroom One 13'0" x 15'3" (3.97m x 4.66m)

En-suite Shower Room 4'10" x 8'9" (1.48m x 2.67m)

Bedroom Two 15'11" x 8'8" (4.85m x 2.63m)

Bedroom Three 11'8" x 8'8" (3.55m x 2.63m)

Bedroom Four 11'4" x 8'10" (3.45m x 2.68m)

Family Bathroom 8'1" x 6'0" (2.46m x 1.84m)

## EXTERNAL

Garage 16'7" x 8'0" (5.06m x 2.43m)



## 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

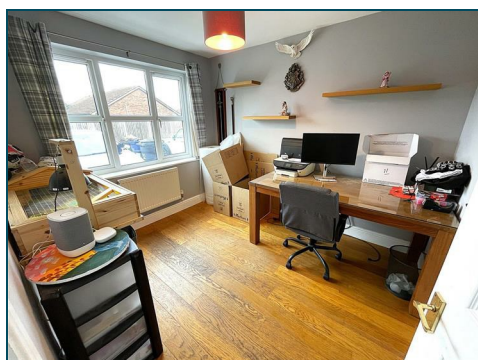
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

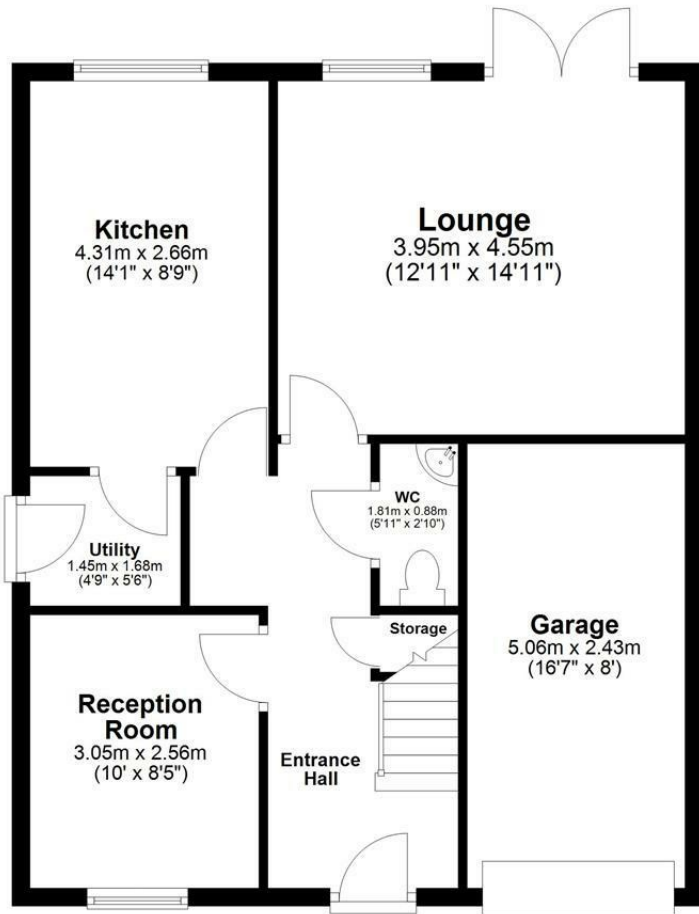
## WINDOWS

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



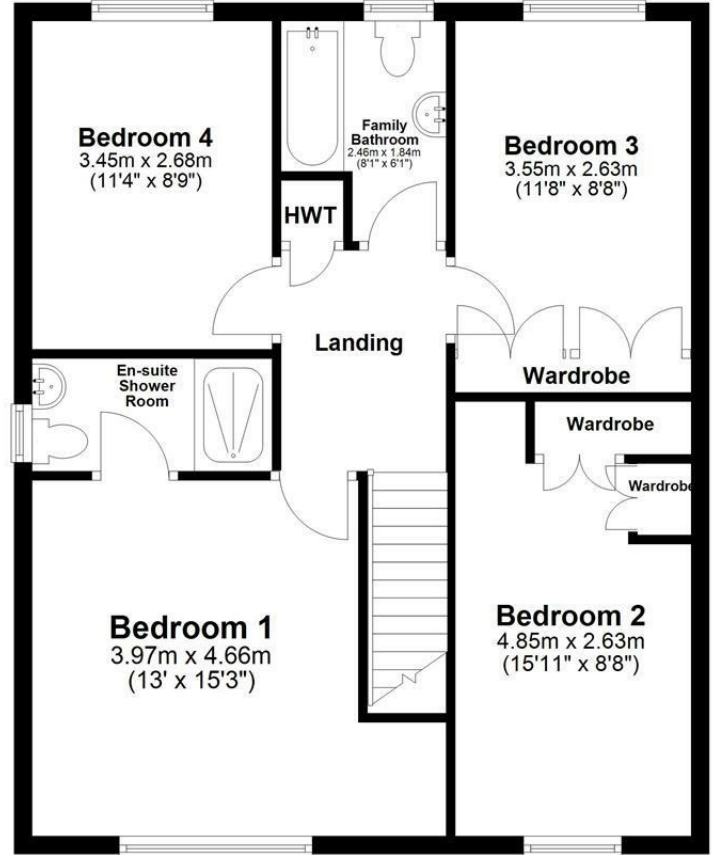
## Ground Floor

Approx. 66.0 sq. metres (710.9 sq. feet)

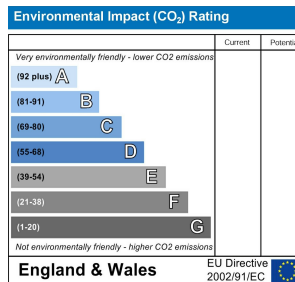
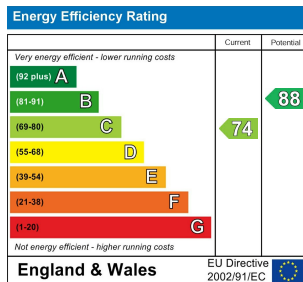


## First Floor

Approx. 66.6 sq. metres (716.8 sq. feet)



Total area: approx. 132.6 sq. metres (1427.7 sq. feet)



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