

42 Broadmanor, North Duffield, Selby, YO8 5RZ

Well Presented Four Bedroom Family Home | Modern Kitchen | Two Bathrooms Upstairs | Downstairs Cloakroom | Lounge | Dining Room | Garage | Driveway | Popular Village Location | Viewing Highly Recommend

- Detached Property
- Oil Central Heating
- Council Tax Band - C
- Two Reception Rooms
- Four Bedrooms
- Freehold Property
- Potential Of No Chain
- Garage With Driveway Parking
- EPC Rating - D
- Two Bathrooms & Downstairs WC

Offers Over £270,000

Jigsaw Move are pleased to welcome to the market this charming four-bedroom detached house located in the picturesque area of Broadmanor, North Duffield.

Upon entering, you are greeted by two spacious reception rooms that offer a perfect setting for entertaining guests or relaxing with your family. The modern kitchen is a highlight of this property, providing a stylish space to prepare delicious meals.

Upstairs, you will find four well-appointed bedrooms, offering ample space for a growing family or accommodating guests. The two bathrooms ensure convenience for all residents, with the added bonus of a downstairs cloakroom for guests.

Parking will never be an issue with space for three vehicles, making coming home a breeze. The garage and driveway further add to the convenience and practicality of this lovely home.

This property boasts a well-maintained interior and exterior, presenting a fantastic opportunity for those looking for a comfortable and inviting family home. With the potential of no onward chain, this could be the perfect opportunity to make this house your own without any delays.

The property briefly comprises; Entrance Hallway, Lounge, Kitchen, Dining Room, Downstairs WC, Stairs & Landing, Four Bedrooms, Shower Room and Family Bathroom.

The property also benefits from; enclosed rear garden, oil central heating, uPVC double glazing, garage and driveway parking.

The property is situated within the popular village location of North Duffield. This sought after village hosts a range of local amenities including; primary school, post office, community centre, play park and doctors surgery. North Duffield is also an ideal location when commuting to Selby, York and Leeds as it is close to all major networks.

Don't miss out on the chance to own this delightful family home in Broadmanor with the potential of no onward chain. Book a viewing today and envision the possibilities that this property holds for you and your loved ones.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 16'7" x 12'8" (5.05m x 3.87m)

Kitchen 9'5" x 16'6" (2.87m x 5.02m)

Dining Room 9'5" x 7'3" (2.87m x 2.21m)

WC 5'7" x 2'6" (1.71m x 0.77m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 13'10" x 7'1" (4.22m x 2.17m)

Bedroom Two 9'1" x 9'9" (2.78m x 2.98m)

Wardrobes

Bedroom Three 11'11" x 9'9" (3.64m x 2.98m)

Bedroom Four 6'5" x 7'6" (1.95m x 2.28m)

Shower Room 5'8" x 6'11" (1.73m x 2.11m)

Bathroom 5'8" x 7'1" (1.73m x 2.16m)

EXTERNAL

Garage 16'7" x 7'10" (5.05m x 2.40m)

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 – Oil central heating (tanks and/or bottles)

Broadband – FTTC (fibre to the cabinet)

Mobile signal/coverage is good in this area

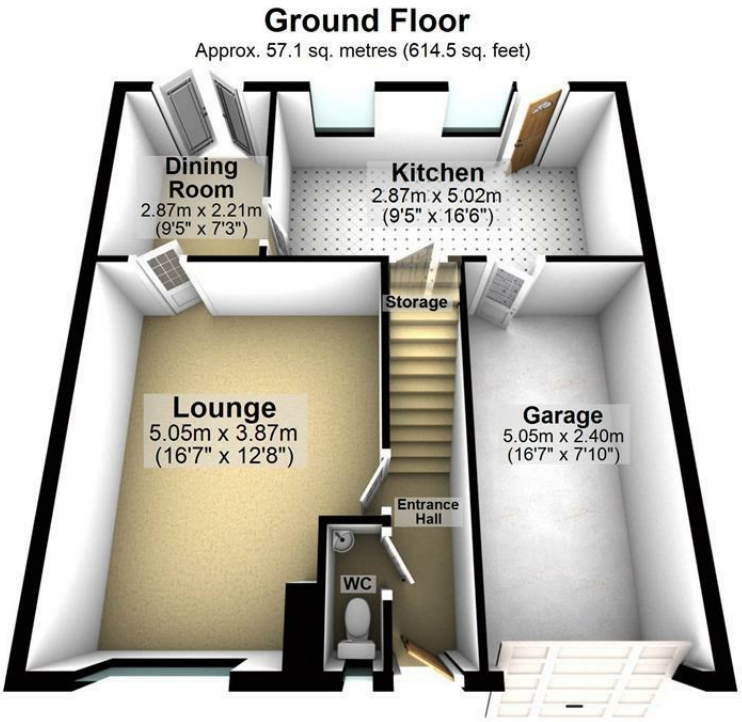
VIEWINGS
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly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











Total area: approx. 107.6 sq. metres (1158.7 sq. feet)

