



6 Dene Close, Hensall, Goole, DN14 0RG

Three Bedroom Semi-Detached in Rural Village Location | Cul-de-dac Location | Driveway & Garage Parking | Rear Garden with Open Views | Endless Potential for Buyers to Immerse Their Own Stamp

- Semi-Detached in Rural Village Location
- Freehold
- Council Tax Band - B
- Cul-de-sac Position
- Three Good Sized Bedrooms
- Heating
- In Need of Modernisation
- Driveway Parking & Garage
- EPC - TBC
- Plenty of Potential

£150,000

Jigsaw Move are pleased to welcome to the market within the peaceful setting of Dene Close, Hensall, Goole, this attractive three-bedroom semi-detached home offering an exciting opportunity to create a superb family residence. With an impressive 1,133 square feet of accommodation, the property combines generous proportions with excellent potential to become a truly individual home.

The spacious reception room provides a welcoming hub for family life and entertaining, while three well-proportioned bedrooms offer excellent versatility for families, guests or those working from home. The bathroom provides further scope for enhancement, allowing the new owner to create a contemporary space perfectly suited to their style.

A standout feature is the generous rear garden, offering a private and versatile setting for outdoor entertaining, relaxation, gardening or family enjoyment. The driveway and garage provide the added benefit of convenient off-street parking and excellent storage.

Occupying a desirable position within a quiet cul-de-sac, the property enjoys a peaceful rural setting whilst offering well-proportioned accommodation and considerable scope for improvement. With thoughtful modernisation, there is clear potential to transform this house into a stylish and highly appealing family home.

Combining space, privacy, a generous garden and exciting potential, this is a wonderful opportunity for buyers looking to create a home with their own personal stamp. Early viewing is highly recommended to fully appreciate the possibilities this property presents.

GROUND FLOOR ACCOMODATION

Entrance Hall 11'5" x 4'5" (3.47m x 1.34m)

Lounge 16'5" x 9'10" (5.01m x 2.99m)

Kitchen/Diner 16'6" x 11'7" (5.04m x 3.53m)

Bathroom 8'8" x 6'0" (2.64m x 1.83m)

Coal House

FIRST FLOOR ACCOMODATION

Bedroom 1 16'7" x 11'5" (5.05m x 3.49m)

Bedroom 2 10'11" x 11'9" (3.32m x 3.59m)

Bedroom 3 8'3" x 8'7" (2.52m x 2.61m)

Landing 6'7" x 2'11" (2.00m x 0.90m)

ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Hipla to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

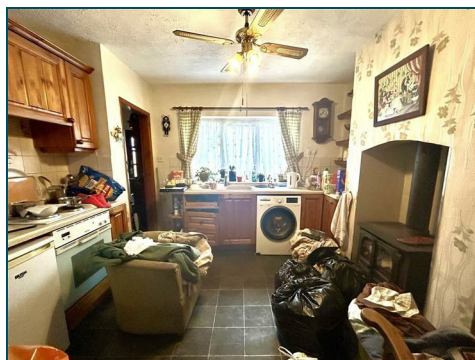
info@jigsawmove.co.uk

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

DELETE AS APPROPRIATE...

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Wood burner/open fire

Broadband – FTTP (fibre to the premises)

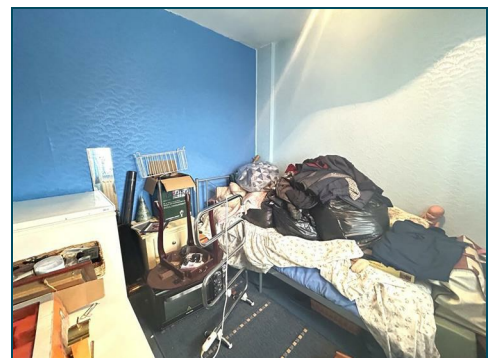
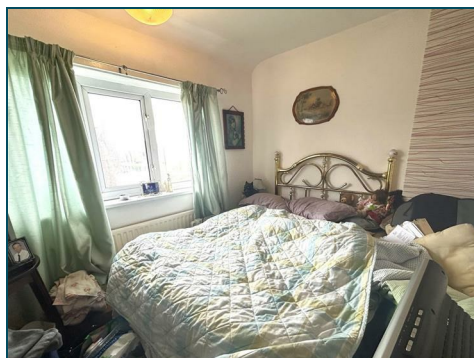
Mobile signal/coverage is good in this area

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.

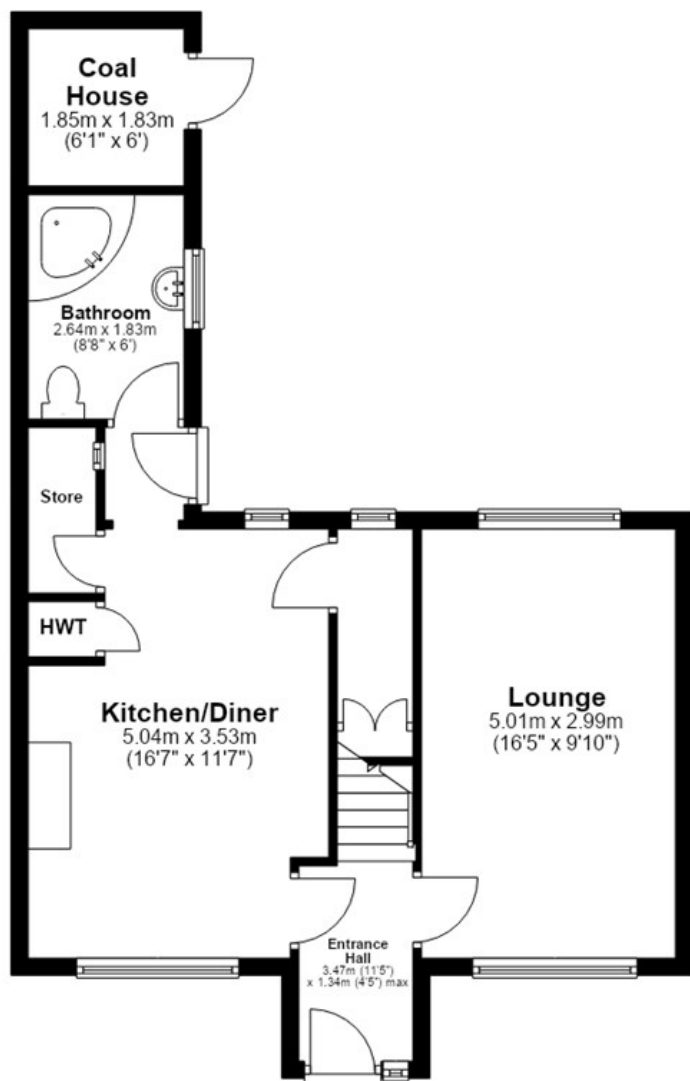
WINDOWS

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



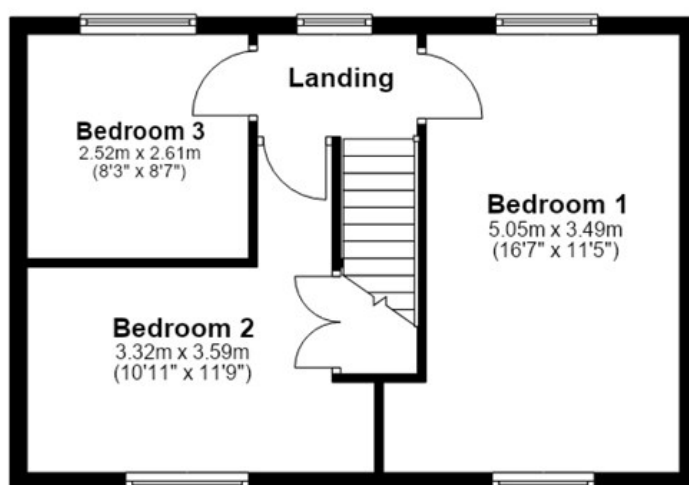
Ground Floor

Approx. 50.5 sq. metres (543.2 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



Total area: approx. 89.3 sq. metres (960.7 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			
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	