



## 1 Ramsden Close, Brotherton, WF11 9LG

End Terraced Property | Three Bedrooms | No Onward Chain | Driveway Parking | Garage | Conservatory | Viewing Highly Recommended

- End Terraced Property
- Gas Central Heating & Wood Burner
- Council Tax Band - A
- Open Plan Living Dining Area
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking With Garage
- EPC Rating - D
- Conservatory

**Offers Over £170,000**

Jigsaw Move are pleased to present this delightful end terrace house nestled in the charming area of Ramsden Close, Brotherton. The property offers a perfect blend of comfort and convenience. Spanning an impressive 778 square feet, the property features two spacious reception rooms, ideal for both relaxation and entertaining.

The large lounge, complete with an inviting open brick fireplace, seamlessly flows into the dining area, creating a warm and welcoming atmosphere. Adjacent to the dining space which leads to a lovely conservatory, providing an abundance of natural light and a perfect spot to enjoy your morning coffee and a well-appointed kitchen.

On the first floor, you will find three bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is conveniently located to serve all bedrooms, ensuring practicality for family living.

The outdoor space is equally appealing, with a well-presented south-east facing garden that invites you to enjoy sunny afternoons and al fresco dining. The property also boasts driveway parking for two vehicles, along with a separate garage, providing ample storage and convenience.

The property is situated within the desirable village of Brotherton. This sought after village hosts a range of local amenities including; primary school, general shop and takeaway. While the town of Knottingley and Pontefract boasts a number of high street stores, independent shops, bars and restaurants as well as Glasshoughton Junction 32 Freeport all of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, local golf courses, parkland, lakes, woodland and open countryside. Brotherton is also an ideal location for commuters due to its access links to all major networks for the M62, M1 and A1 motorways making it perfect for those travelling to Wakefield and Leeds.

With no onward chain, this home is ready for you to move in and make it your own. Whether you are a first-time buyer or looking for a family home, this property in Brotherton is a wonderful opportunity not to be missed.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

Lounge Diner 19'9" x 11'0" (6.03m x 3.36m)

Kitchen 7'11" x 10'0" (2.41m x 3.04m)

Conservatory 7'2" x 7'11" (2.19m x 2.42m)

## FIRST FLOOR ACCOMMODATION

### Landing

Bedroom One 10'8" x 11'1" (3.26m x 3.38m)

Bedroom Two 8'4" x 8'1" (2.53m x 2.46m)

Bedroom Three 10'8" x 7'2" (3.26m x 2.18m)

Bathroom 5'1" x 7'9" (1.54m x 2.37m)

## EXTERNAL

### 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.

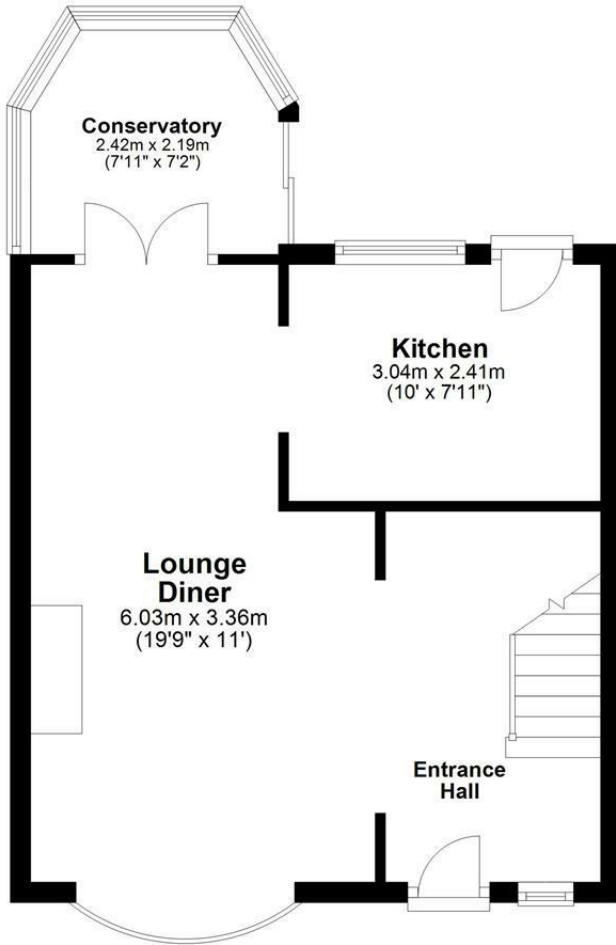
## WINDOWS

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



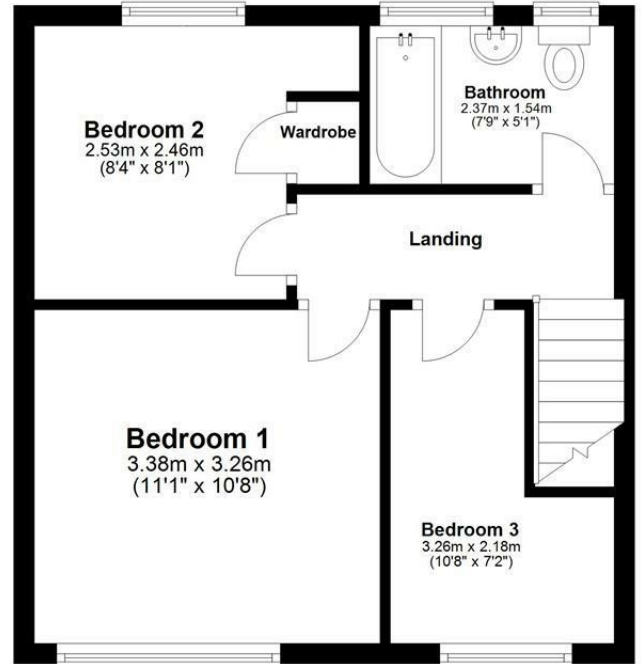
## Ground Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



## First Floor

Approx. 33.7 sq. metres (363.0 sq. feet)



Total area: approx. 72.3 sq. metres (778.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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