

51 Broadmanor, North Duffield, Selby, YO8 5RZ

Three Bedroom Semi Detached | Garage & Driveway Parking | Two Receptions | Downstairs WC & Family Bathroom | Rural Village | Property With Potential

- Semi Detached in Rural Village Location
- LPG Gas Heating
- Two Reception Rooms
- Three Bedrooms With Fitted Wardrobes To Master
- Council Tax Band - C
- Sought After Location
- Garage & Driveway Parking for Multiple Cars
- EPC - D
- Downstairs WC

Offers Over £210,000

Jigsaw Move are pleased to welcome to the market nestled in the charming village of North Duffield, Selby, this delightful semi-detached house offers a home with mass amount of potential. Built in 1985, the property spans an inviting 786 square feet and features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two spacious reception rooms that provide ample room for relaxation and entertaining. The layout is both practical and welcoming, but also gives the scope for potential for homeowners to put their own stamp of the property. The kitchen, while functional, presents an excellent opportunity for modernisation, allowing you to create your dream culinary space. The property also features a downstairs WC for added convenience.

The bedrooms are generously sized, with one featuring fitted wardrobes, ensuring that storage is never an issue. With one family bathroom, and the downstairs WC, the property cater to the needs of a busy household, providing comfort and privacy.

Outside, the property boasts a garage, offering secure parking and additional storage options. The surrounding area is peaceful and picturesque, perfect for those who appreciate rural living while still being within easy reach of local amenities.

This three-bedroom semi-detached house is brimming with potential, making it an excellent choice for anyone looking to invest in a property that they can truly make their own. Whether you are a first-time buyer or seeking a family home, this residence in Broadmanor is not to be missed.

GROUND FLOOR ACCOMODATION

Lounge 13'5" x 9'11" (4.10m x 3.03m)

Kitchen/Diner 9'6" x 14'3" (2.89m x 4.35m)

Kitchen 5'7" x 6'10" (1.71m x 2.09m)

WC 7'9" x 3'0" (2.36m x 0.92m)

Sun Room 5'7" x 7'1" (1.71m x 2.16m)

FIRST FLOOR ACCOMODATION

Bedroom 1 11'5" x 8'6" (3.49m x 2.60m)

Bedroom 2 11'3" x 8'9" (3.44m x 2.66m)

Bedroom 3 9'10" x 5'3" (2.99m x 1.59m)

Bathroom 5'0" x 5'3" (1.53m x 1.59m)

Landing 7'7" x 5'3" (2.30m x 1.59m)

EXTERNAL

Garage 17'11" x 8'10" (5.47m x 2.69m)

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.

UTILITIES MATERIAL INFORMATION
Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating –LPG Gas Central Heating

Broadband – FTTC (fibre to the cabinet)

Mobile signal/coverage is good in this area







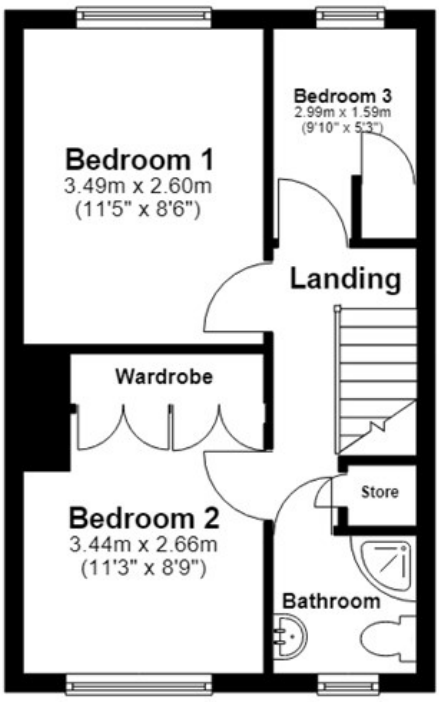
Ground Floor

Approx. 53.3 sq. metres (573.4 sq. feet)



First Floor

Approx. 31.3 sq. metres (337.1 sq. feet)



Total area: approx. 84.6 sq. metres (910.5 sq. feet)

