



### 3 Foresters Court Pontefract Road, Snaith, Goole, DN14 9QX

Beautifully Presented Detached Property | Five Bedrooms | Double Garage | Master Bedroom With En-Suite | South Facing Rear Garden | Underfloor Heating | Popular Village Location | Viewing Highly Recommended

- Beautifully Presented Detached Property
- Air Source Heat Pump & Underfloor Heating
- Council Tax Band - F
- Popular Village Location
- Five Double Bedrooms
- Freehold Property
- Master Bedroom With En-Suite
- Double Garage & Driveway Parking For Multiple Cars
- EPC Rating - B
- South Westerly Facing Rear Garden

**Asking Price £650,000**

Jigsaw Move are pleased to present this newly built bespoke detached house nestled in the heart of the conservation area of Snaith. The property offers a perfect blend of modern living and traditional charm. With five spacious bedrooms and three well-appointed bathrooms, this three-storey residence is ideal for families seeking comfort and style.

Upon entering, you are welcomed into a generous lounge featuring bi-fold doors that seamlessly connect the indoor space with the outdoor area, creating a bright and airy atmosphere. The ground floor is designed for both relaxation and entertainment, making it perfect for family gatherings or quiet evenings at home. At the heart of the home lies a stunning luxury kitchen, dining, and dayroom, designed to impress. The open-plan layout is enhanced by French doors that lead to the garden, allowing natural light to flood the space and creating a seamless connection with the outdoors. An atrium further elevates the ambience, making it a delightful spot for family gatherings or hosting friends.

The first floor boasts a luxurious master bedroom complete with an en-suite bathroom featuring both a roll top bath and double shower, ensuring a private retreat for the homeowners. Additionally, two further double bedrooms provide ample space for family or guests, complemented by a family shower room and a convenient WC. The large landing area adds to the sense of space and light throughout the home.

On the second floor, you will find two more double bedrooms, which can easily serve as a home office if desired, along with another luxury bath and shower room. A storeroom offers extra storage solutions, catering to all your organisational needs or can be used as an office/study.

This property is equipped with Vent Axia air circulation and filtration systems in all rooms, ensuring a comfortable living environment. The double-glazed sash windows not only enhance the aesthetic appeal but also contribute to energy efficiency.

One of the standout features of this home is its south-westerly facing rear garden, which is bordered by tranquil woodland, offering a serene escape from the hustle and bustle of daily life. The garden is enhanced by two large Indian Stone patios, perfect for outdoor dining or simply enjoying the beautiful surroundings.

A double garage and a sweeping driveway provide parking for up to six vehicles, situated within a gated development, this home combines security with convenience making it a practical choice for those with multiple cars or visitors.

This property is situated within the popular market town of Snaith. Snaith itself offers plenty of local amenities including ofsted rated outstanding for both Primary & Secondary schools, a number of shops, library and public houses. Snaith is an ideal location when commuting to Selby, Goole, York and Leeds as it is close to all major networks.

Additionally, the property comes with a five-year NHBC Certificate, giving you peace of mind regarding the quality and safety of your new home. This delightful residence is not just a house; it is a place where memories can be made and cherished for years to come. Don't miss the opportunity to make this stunning property your own.

**GROUND FLOOR ACCOMMODATION**

**Hall**

**Living Room 25'6" x 11'4" (7.77m x 3.45m)**

**Kitchen 13'2" x 8'11" (4.01m x 2.72m)**

**Day Room 10'2" x 10'9" (3.1m x 3.3m)**

**Dining Area 12'9" x 8'10" (3.9m x 2.7m)**

**Utility 8'3" x 4'9" (2.52m x 1.45m)**

**FIRST FLOOR ACCOMMODATION**

**Landing**

**Bedroom One 15'9" x 11'6" (4.80m x 3.50m)**

**Bedroom One En-suite 9'6" x 10'2" (2.90m x 3.12m)**

**Bathroom 7'2" x 7'2" (2.2m x 2.2m)**

**Bedroom Four 13'1" x 8'10" (4.00m x 2.69m)**

**Bedroom Five 13'2" x 8'10" (4.01m x 2.69m)**

**SECOND FLOOR ACCOMMODATION**

**Landing**

**Bedroom Two 10'6" x 15'3" (3.21m x 4.66m)**





**Bedroom Three 16'5" x 9'2" (5.00m x 2.80m)**

**Home Office/Study 6'7" x 6'7" (2.00m x 2.00m)**

**Bathroom 11'5" x 5'10" (3.5m x 1.8m)**

## **EXTERNAL**

### **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**

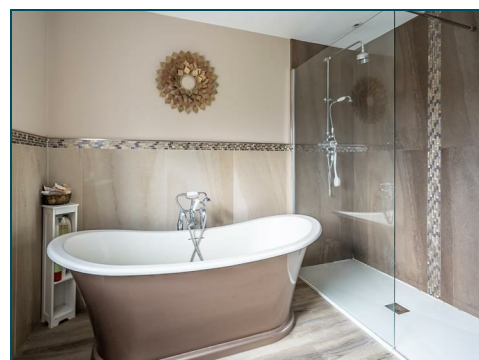
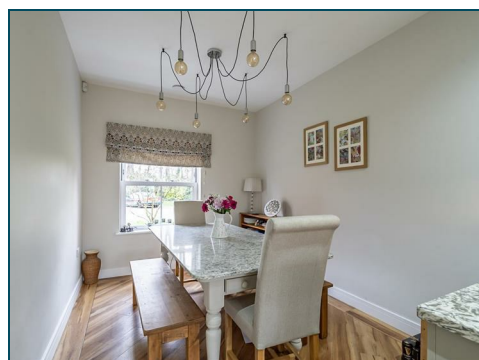
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

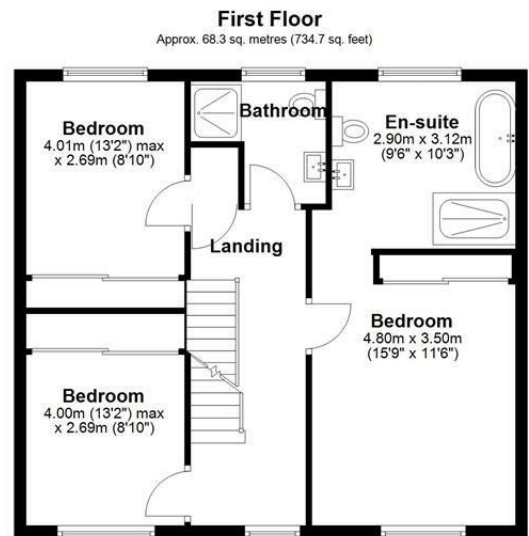
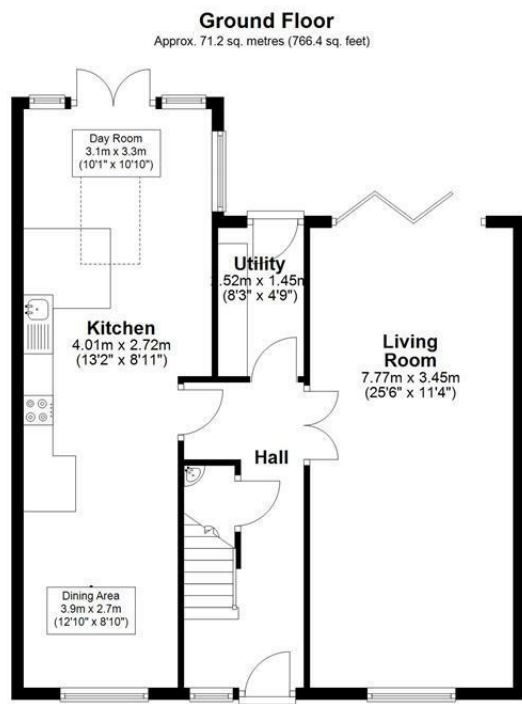
### **VIEWINGS**

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.

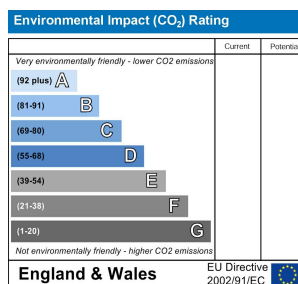
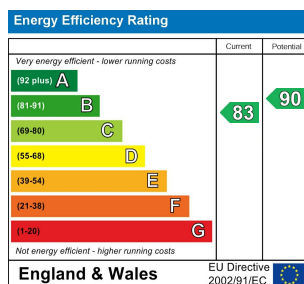
### **WINDOWS**

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





Total area: approx. 185.4 sq. metres (1995.4 sq. feet)



**safeagent**  
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