

Windsor House Long Lane, Great Heck, Goole, DN14 0BT

Remarkable Three Bedroom Detached Property | Impressive Single Storey Extension for Extensive Ground Floor Living Space | Electric Gates | Driveway For Multiple Vehicles & Double Garage | Substantial Plot with Opportunity To Further Expand | Opportunity Not To Be Missed - Book Your Viewing Today!

- Impressive Detached Property Of Substantial Plot
- Oil Central Heating
- Council Tax Band - E
- Summerhouse And Downstairs WC
- Three Good Sized Bedrooms
- Freehold Property
- Rural Village Location In Idyllic Setting
- Electric Gated Large Driveway & Double Garage
- EPC Rating - D
- Extensive Ground Floor Living Space

Asking Price £375,000

Jigsaw Move are pleased to welcome to the market this breath-taking property nestled in the charming village of Great Heck, Goole. This delightful detached house offers a perfect blend of space, comfort, and potential. Built in 1954, the property spans an impressive 1,733 square feet and boasts three well-proportioned bedrooms, making it an ideal family home with versatile living.

Upon entering, you are greeted by three inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The property also features two bathrooms, ensuring convenience for all residents. The generous layout provides ample room for relaxation and leisure, with a very large extension that enhances the living space further.

Set within a good-sized plot, this home offers exciting possibilities for future development, subject to the new planning regulations for Selby Council. Whether you envision extending the existing structure, an annexe or exploring the option of a building plot, the potential here is significant.

The exterior of the property is equally impressive, featuring electric gates that lead to a spacious driveway with parking for up to six vehicles. This is a rare find in a village location, providing both security and ease of access. Additionally, the presence of a summerhouse adds a touch of charm and versatility to the outdoor space, perfect for a home office, studio, or simply a peaceful retreat.

In summary, this three-bedroom detached house on Long Lane is a remarkable opportunity for those seeking a spacious family home with the potential for further enhancement. With its prime location, generous parking, and room for growth, it is a property not to be missed.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Dining Room 13'6" x 11'5" (4.12m x 3.47m)

Kitchen 7'11" x 19'6" (2.41m x 5.94m)

Snug 11'8" x 12'8" (3.55m x 3.86m)

Inner Hallway

WC

Lounge 19'4" x 21'3" (5.90m x 6.48m)

FIRST FLOOR ACCOMMODATION

Bedroom One 11'7" x 12'9" (3.54m x 3.89m)

Wardrobe/ Office 4'0" x 6'0" (1.22m x 1.82m)

Bedroom Two 11'7" x 11'6" (3.54m x 3.50m)

Bedroom Three 7'5" x 11'6" (2.27m x 3.50m)

Bathroom

Landing

EXTERNAL

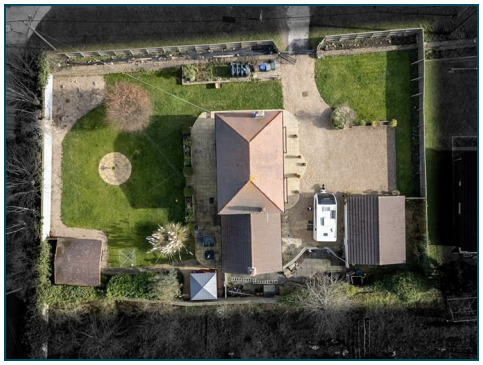
Double Garage

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/oil central heating (tanks and/or bottles)

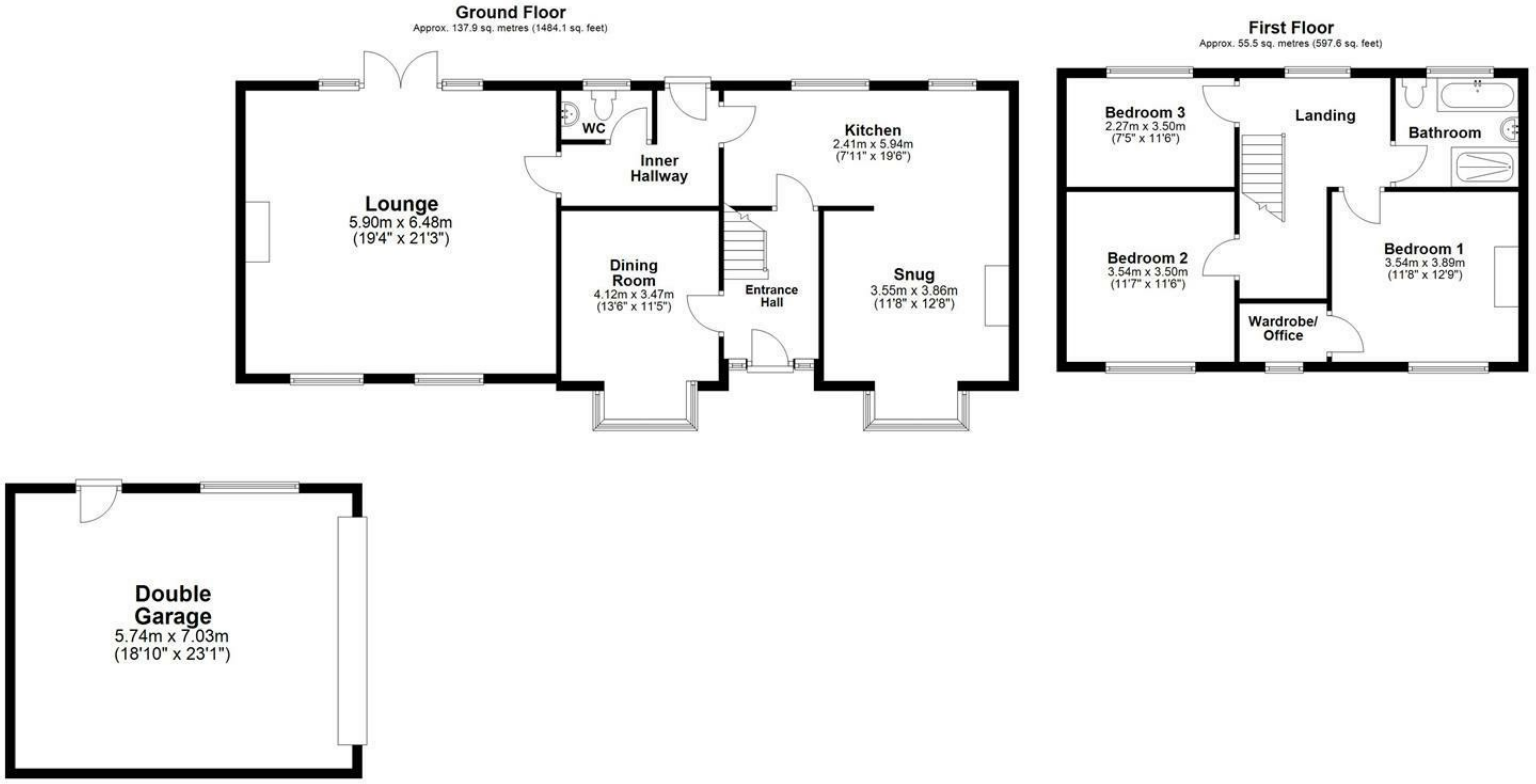
Broadband – FTTP (fibre to the premises)

Mobile signal/coverage is good in this area









Total area: approx. 193.4 sq. metres (2081.8 sq. feet)

