



2 Old Chapel, Cliffe, Selby, YO8 6NN

Three Storey Semi Detached | Four Bedrooms | No Onward Chain | Private Off Street Parking For Two Cars | Side Garden Space With Potential For Car Port | Video Tour | En-Suite To Master Bedroom | Village Location | Viewing Highly Recommended

- Semi-Detached Three Storey House
- Gas Central Heating
- Council Tax Band - D
- Popular Village Location
- Four Bedrooms with Master En-Suite
- Freehold Property
- No Onward Chain
- Private Allocated Parking For 2 Cars
- EPC Rating - C
- The Perfect Family Home with Over 15763 sq. ft

Offers In The Region Of £240,000

Jigsaw Letting are pleased to offer this immaculate three storey four bedroom semi-detached property in sought after village location Cliffe. This delightful property offers a perfect blend of space and comfort, ideal for family living. Spanning an impressive 1,573 square feet, this three-storey property boasts four well-proportioned bedrooms and two bathrooms, ensuring ample room for everyone.

Upon entering, you are greeted by a welcoming lounge that provides a cosy space for relaxation. The ground floor also features a spacious kitchen diner, perfect for family meals and entertaining guests, along with a convenient downstairs WC. The layout is thoughtfully designed to enhance both functionality and flow.

The first floor comprises two inviting bedrooms, complemented by a family bathroom that caters to the needs of the household. Ascending to the second floor, you will find two additional bedrooms, including a master suite with its own en-suite bathroom, offering a private retreat for the homeowners.

Outside, the property benefits from a side garden space, which presents an exciting opportunity for potential development into a carport, should you desire. Additionally, there are two private allocated parking spaces, ensuring that parking is never a concern.

Cliffe hosts a range of local amenities including village shop, primary school, a public house, playing fields and fishing lake. It also benefits from its close proximity to neighbouring villages Hemingbrough and Osgodby. Cliffe is also ideal when commuting to York, Leeds and Hull as it is close to all major networks including the A19.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are a growing family or seeking a spacious home in a tranquil setting, this semi-detached house in Cliffe is a wonderful opportunity not to be missed.

GROUND FLOOR ACCOMMODATION

Entrance Hall

WC 6'2" x 3'3" (1.87m x 0.98m)

Lounge 13'1" x 13'1" (3.99m x 3.98m)

Kitchen/Diner 12'5" x 20'2" (3.79m x 6.15m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom 3 13'1" x 13'0" (3.98m x 3.97m)

Bedroom 4 12'6" x 12'10" (3.82m x 3.90m)

Bathroom 9'3" x 6'9" (2.81m x 2.05m)

SECOND FLOOR ACCOMMODATION

Landing

Bedroom 1 16'0" x 13'9" (4.87m x 4.19m)

En-suite Shower Room 8'11" x 9'10" (2.73m x 2.99m)

Bedroom 2 9'9" x 20'2" (2.98m x 6.14m)

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.

UTILITIES MATERIAL INFORMATION

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

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.

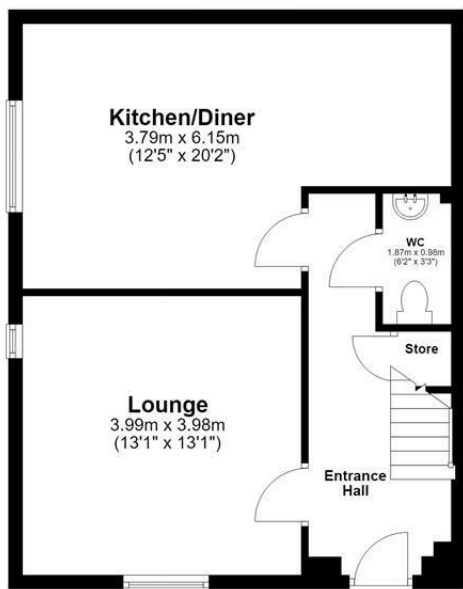
WINDOWS

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



Ground Floor

Approx. 48.2 sq. metres (519.4 sq. feet)



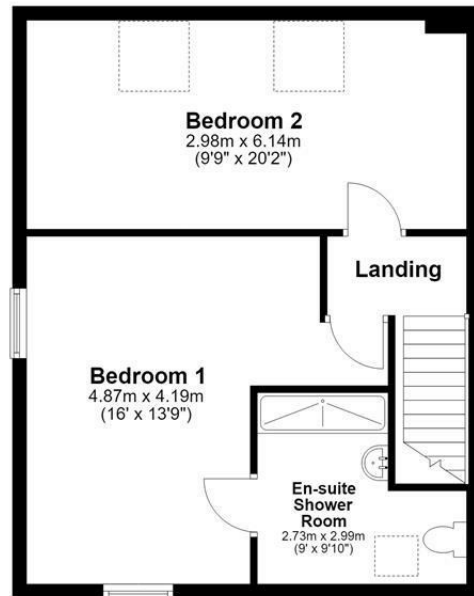
First Floor

Approx. 48.0 sq. metres (517.0 sq. feet)



Second Floor

Approx. 49.9 sq. metres (537.0 sq. feet)



Total area: approx. 146.2 sq. metres (1573.3 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	71	84
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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	77	78
EU Directive 2002/91/EC		