



## 71 Sandwath Drive, Church Fenton, LS24 9US

Three Storey Mid-Terrace Property | Three Bedrooms | No Onward Chain | Driveway Parking | Detached Garage  
| Master Bedroom With En-Suite | Village Location | Viewing Highly Recommended

- Mid Terrance Town House
- Gas Central Heating
- Council Tax Band - D
- Village Location
- Three Double Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking & Garage
- EPC Rating - C
- Master Bedroom With En-Suite

**£260,000**

Jigsaw Move are pleased to present an inviting mid-terrace house nestled in the charming area of Church Fenton, Sandwath Drive presents that is perfect for families or those seeking a comfortable home. Spanning an impressive 1,098 square feet, this property boasts three well-proportioned bedrooms, providing ample space for relaxation and privacy.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a convenient ground floor WC. The heart of the home is the spacious kitchen, which flows seamlessly into the lounge. This area is enhanced by storage under the stairs and patio doors that open up to the rear garden, allowing for an abundance of natural light and easy access to outdoor living.

The first floor features a landing that connects to two double bedrooms. Bedroom two is particularly noteworthy, as it includes a dressing room, offering additional storage and a touch of luxury. The family bathroom on this level is well-appointed, catering to the needs of the household.

Ascending to the top floor, you will find the master bedroom, a true retreat that comes complete with two built-in wardrobes and an en-suite bathroom, ensuring privacy and convenience.

One of the standout features of this property is the absence of an onward chain, allowing for a smooth and efficient purchase process. This is particularly advantageous for those looking to move in quickly and start enjoying their new home without delay.

Outside, the property benefits from driveway parking for a vehicle, along with a detached garage, providing secure storage and additional parking options. The front garden features a pleasant path and grass area, while the rear garden is thoughtfully designed with block paving and grass, creating an ideal space for outdoor entertaining or simply enjoying the fresh air.

Church Fenton is a wholesome village offering a range of amenities such as; a primary school and nursery, local shop, two churches, a public house offering food and an Indian restaurant within the mainline railway station providing rail links to Leeds and York.

In summary, this mid-terrace house on Sandwath Drive presents an excellent opportunity for prospective buyers. With its generous living space, convenient parking, and a prime location in Church Fenton, it is a property that should not be missed. Whether you are a first-time buyer or looking to upsize, this home is ready to welcome you.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

Lounge 16'4" x 14'10" (4.97m x 4.51m)

Kitchen 10'9" x 8'3" (3.27m x 2.52m)

WC 6'4" x 2'11" (1.94m x 0.89m)

## FIRST FLOOR ACCOMMODATION

Landing 10'5" x 6'9" (3.17m x 2.06m)

Bedroom Two 9'10" x 14'10" (2.99m x 4.52m)

Dressing Area 4'9" x 5'2" (1.44m x 1.57m)

Bedroom Three 12'1" x 7'10" (3.69m x 2.40m)

Bathroom 6'5" x 6'9" (1.96m x 2.06m)

## SECOND FLOOR ACCOMMODATION

Landing 11'5" x 3'3" (3.48m x 1.00m)

Skylight, door to:

Bedroom One 16'10" x 15'2" (5.14m x 4.62m)

En-suite 6'8" x 6'8" (2.04m x 2.04m)

## 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)

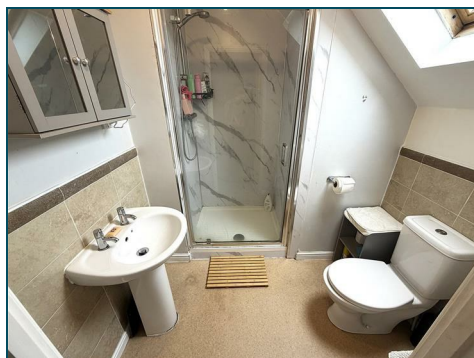
Mobile signal/coverage is good in this area

## 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.

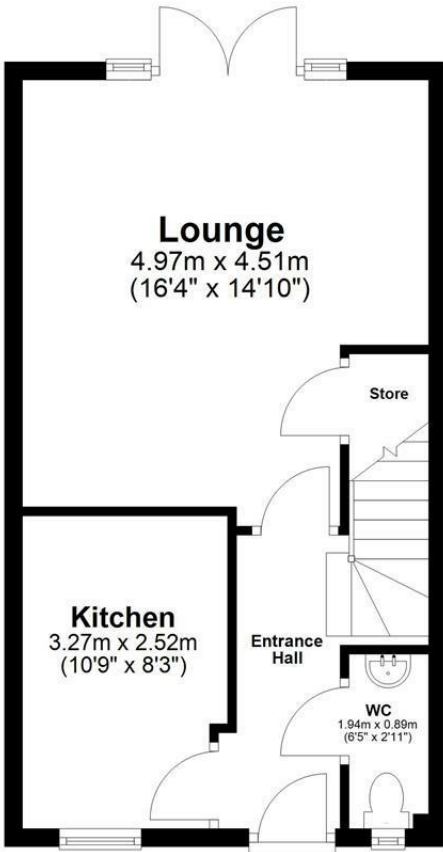
## WINDOWS

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



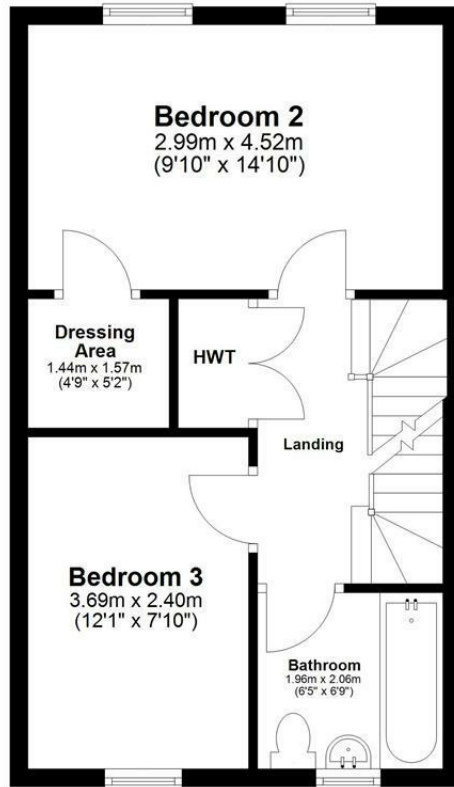
### Ground Floor

Approx. 37.1 sq. metres (399.5 sq. feet)



### First Floor

Approx. 38.0 sq. metres (408.6 sq. feet)



### Second Floor

Approx. 26.9 sq. metres (289.5 sq. feet)



Total area: approx. 102.0 sq. metres (1097.6 sq. feet)

