



5 Church Street, Church Fenton, LS24 9RD

Modern Mid-Terrace Property | One Double Bedroom | No Onward Chain | On Street Parking | Ideal For First Time Buyers | Popular Village Location | Viewing Highly Recommended

- Modern Mid Terrace Property
- Freehold Property
- Council Tax Band - B
- Village Location
- One Double Bedroom
- Gas Central Heating
- No Onward Chain
- On Street Parking
- EPC Rating - D
- Ideal For First Time Buyers

£175,000

Jigsaw Move are pleased to present this delightful mid-terrace house nestled in the charming village of Church Fenton. The property offers a perfect opportunity for first-time buyers seeking a modern and well-presented home. Spanning an inviting 513 square feet.

The property features a spacious ground floor lounge that is both bright and welcoming, ideal for relaxation and entertaining. The well-presented kitchen seamlessly leads into a lovely rear garden.

On the first floor, you will find a generously sized double bedroom, providing a comfortable retreat, alongside a large bathroom that boasts both a bath and a separate shower, catering to all your needs. The property is modern throughout, ensuring a contemporary living experience.

The rear garden is a lovely addition, well-maintained and offering a pleasant outdoor space for enjoyment. This outdoor space presents an excellent opportunity for gardening enthusiasts or those who simply wish to enjoy al fresco dining during the warmer months. It also includes a right of access across the patio for neighbouring properties, promoting a sense of community.

A standout feature with the property is there is no onward chain, this home is ready for you to move in without delay. On-street parking is available, adding to the convenience of this charming residence.

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.

This property is not just a house; it is a wonderful opportunity to create a home in a friendly village setting. Don't miss your chance to view this lovely property on Church Street, where modern living meets comfort and convenience.

GROUND FLOOR ACCOMMODATION

Lounge 10'11" x 12'3" (3.32m x 3.74m)

Window to front, fireplace, door to:

Kitchen 8'4" x 12'3" (2.53m x 3.74m)

Window to rear, stairs, open plan, door.

FIRST FLOOR ACCOMMODATION

Bedroom 10'11" x 14'0" (3.33m x 4.27m)

Window to front, fireplace, door to:

Bathroom 5'8" x 12'3" (1.73m x 3.74m)

Window to rear, door to:

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

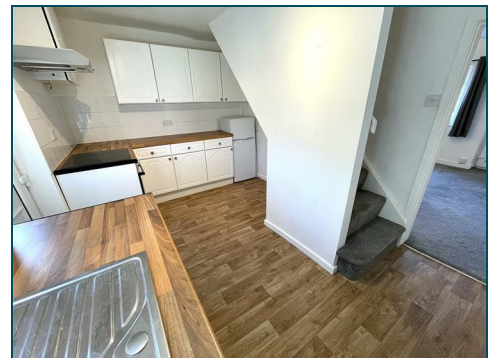
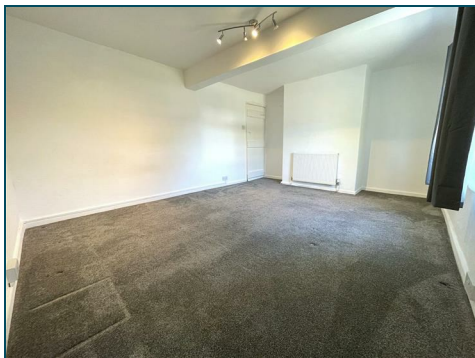
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

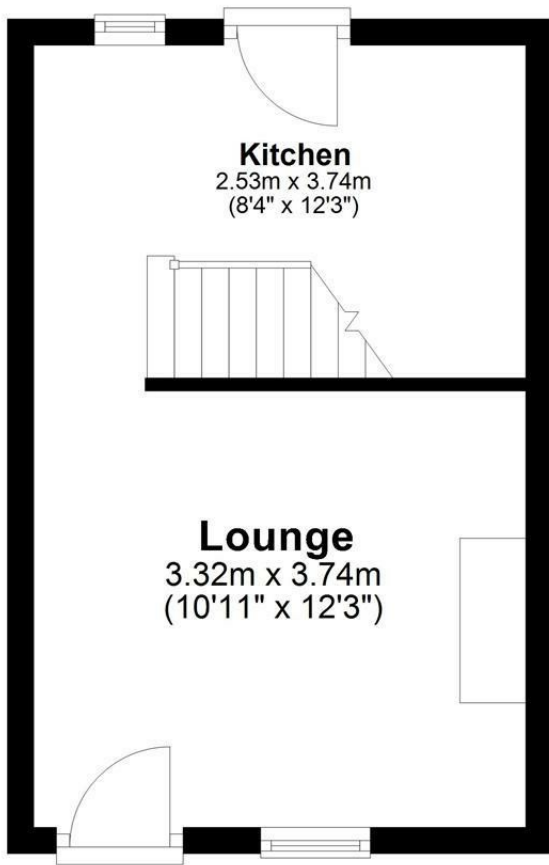
WINDOWS

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



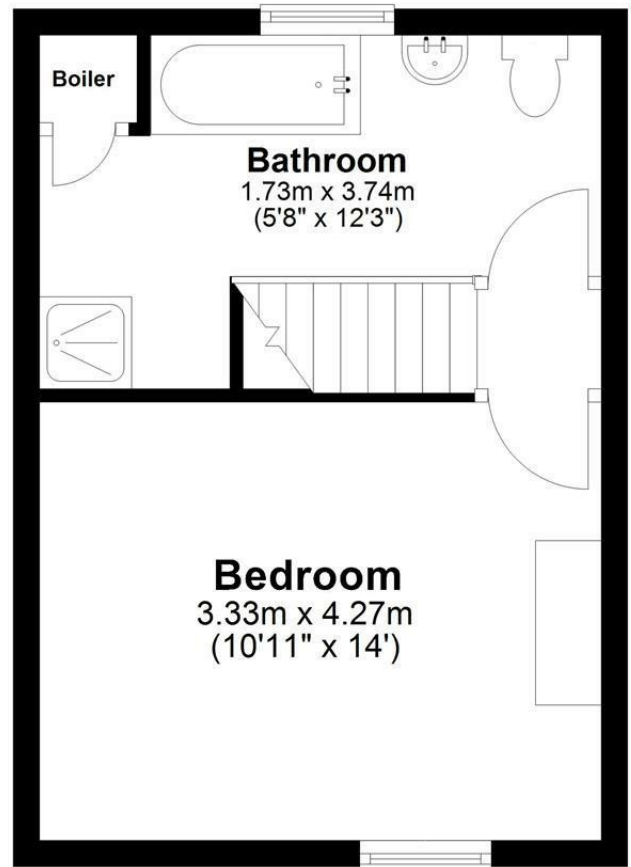
Ground Floor

Approx. 22.2 sq. metres (239.3 sq. feet)

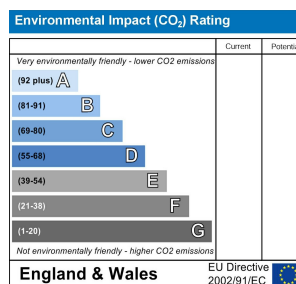
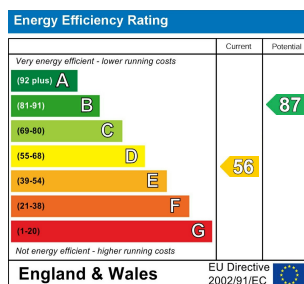


First Floor

Approx. 26.0 sq. metres (280.0 sq. feet)



Total area: approx. 48.2 sq. metres (519.3 sq. feet)



11 Finkle Street, Selby, North Yorkshire, YO8 4DT
info@jigsawmove.co.uk | www.jigsawmove.co.uk | info@jigsawletting.co.uk | www.jigsawletting.co.uk
 Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227

