



110 Main Road, Drax, YO8 8NT

Semi-Detached Property | Three Bedrooms | No Onward Chain | Driveway Parking | Garage | Popular Village Location | Viewing Highly Recommended

- Semi Detached Property
- Gas Central Heating
- Council Tax Band - B
- Popular Village Location
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking With Detached Garage
- EPC Rating - C
- Ideal Family Home

Asking Price £210,000

Jigsaw Move are pleased to present this delightful semi-detached house nestled on Main Road in the charming village of Drax. The property presents an excellent opportunity for families and first-time buyers alike.

The property boasts a spacious layout, featuring one inviting reception room that flows seamlessly into a large lounge, perfect for relaxation and entertaining guests.

The heart of the home is undoubtedly the kitchen diner, which is enhanced by patio doors that open directly into a large, well-maintained rear garden. This outdoor space is ideal for summer barbecues, children's play, or simply enjoying a quiet moment in nature.

The house comprises three well-proportioned bedrooms, providing ample space for family living or guest accommodation. A family bathroom completes the interior, ensuring convenience for all residents.

The property boasts convenient driveway parking for one vehicle, ensuring that you have easy access to your home. Additionally, the garage provides extra storage or the potential for a workshop, catering to various needs. With no onward chain, this property is ready for you to move in and make it your own without delay.

In summary, this semi-detached house on Main Road offers a wonderful blend of comfort, space, and outdoor enjoyment, making it a perfect choice for those seeking a peaceful yet connected lifestyle in Drax.

GROUND FLOOR ACCOMMODATION

Entrance Hall

WC 5'7" x 2'11" (1.71m x 0.89m)

Lounge 16'9" x 12'7" (5.10m x 3.84m)

Kitchen/Diner 11'5" x 12'7" (3.47m x 3.84m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 17'11" x 9'9" (5.47m x 2.96m)

Bedroom Two 8'10" x 12'8" (2.70m x 3.85m)

Bedroom Three 12'5" x 6'4" (3.78m x 1.94m)

Bathroom 8'8" x 5'11" (2.65m x 1.81m)

EXTERNAL

Garage 17'11" x 9'8" (5.47m x 2.96m)

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.

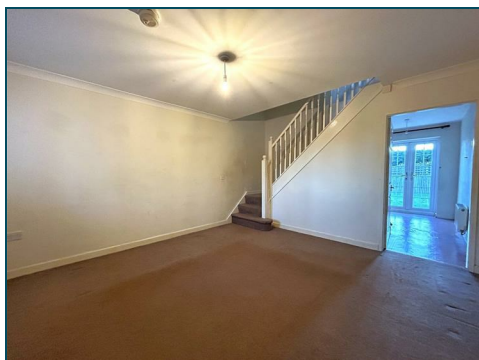
For further information, please contact our branch:

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.

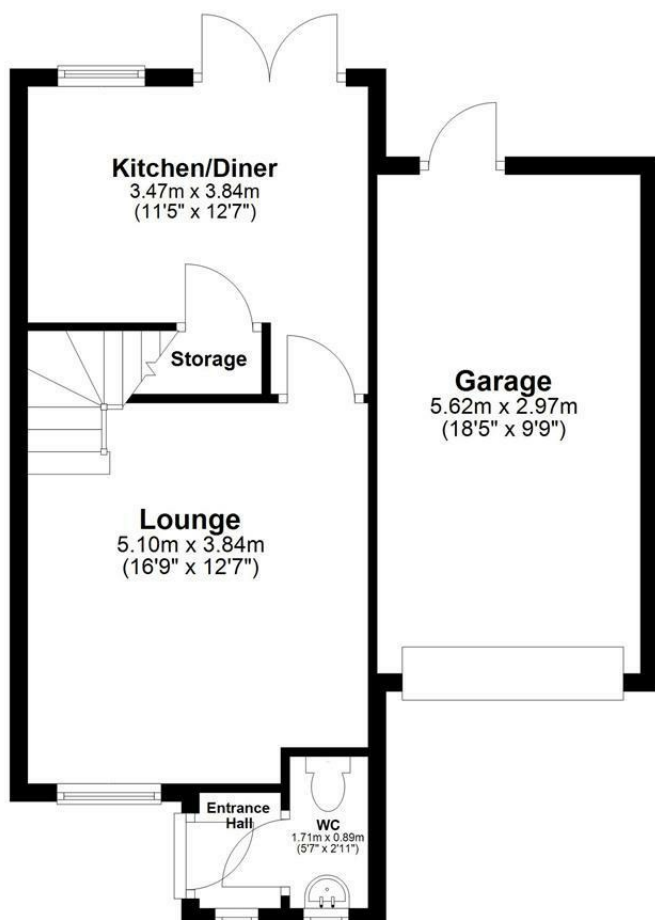
WINDOWS

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



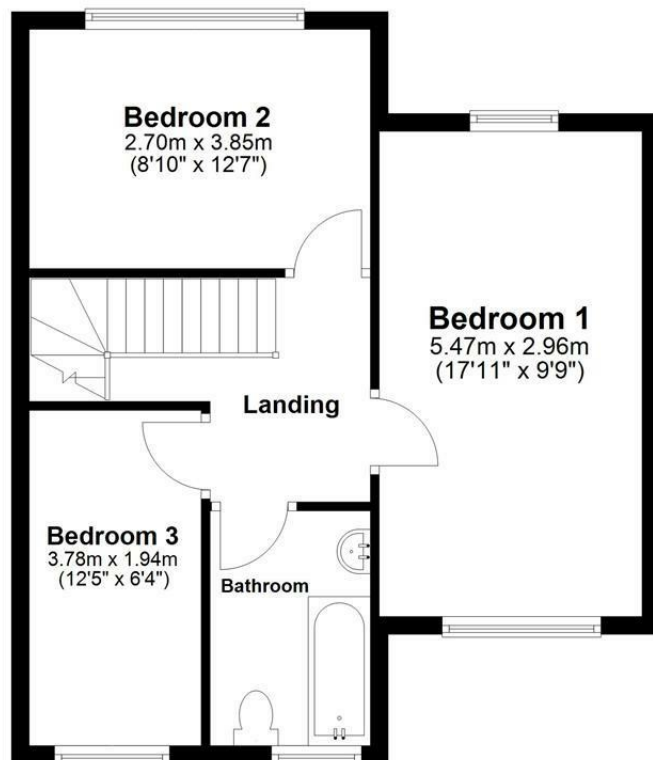
Ground Floor

Approx. 49.8 sq. metres (535.6 sq. feet)



First Floor

Approx. 47.8 sq. metres (514.5 sq. feet)



Total area: approx. 97.6 sq. metres (1050.2 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		70	82
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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		73	77
		EU Directive 2002/91/EC	



safeagent

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