



## 19 Priory Way, Snaith, DN14 9HB

Four Bedroom Detached Bungalow | Driveway Parking | Village Location | Close To Local Amenities | Good Sized Rear Garden | Modern Fitted Kitchen With Open Plan Lounge

- Detached Bungalow
- Gas Central Heating
- Council Tax Band - B
- Good Sized Garden
- Four Bedrooms
- Freehold Property
- Sought After Market Town Location
- Driveway Parking
- EPC Rating - D
- Log Burner

**Offers Over £300,000**

Jigsaw Move are pleased to welcome to the market this delightful detached bungalow nestled in the sought-after location of Priory Way, Snaith. Built in 1990, the property spans an impressive square footage, providing ample room for families or those seeking a peaceful retreat.

The bungalow features four bedrooms, ensuring plenty of space for relaxation and privacy, and is perfect for those wanting single storey living. The single reception room which is open plan with the kitchen and lounge, is inviting and versatile, ideal for both entertaining guests and enjoying quiet evenings at home. The property also boasts a well-appointed bathroom, catering to all your daily needs.

One of the standout features of this home is its good-sized garden, which presents an excellent opportunity for outdoor enjoyment, whether it be gardening, hosting summer barbecues, or simply unwinding in a tranquil setting.

Additionally, the driveway parking provides convenience and ease of access.

Situated close to local amenities, residents will benefit from easy access to shops, schools, and recreational facilities, making this property an ideal choice for families and professionals alike. With its modern design and spacious layout, this bungalow on Priory Way is a rare find that promises a comfortable and enjoyable lifestyle.

Don't miss the chance to make this charming property your new home.

## **GROUND FLOOR ACCOMODATION**

### **Hall**

**Kitchen/Family Room 21'0" x 19'2" (6.40m x 5.84m)**

**Bedroom One 10'8" x 10'6" (3.25m x 3.20m)**

**Bedroom Two 10'7" x 10'6" (3.23m x 3.20m)**

**Bedroom Three 8'9" x 8'5" (2.66m x 2.57m)**

**Bedroom Four 5'9" x 10'7" (1.75m x 3.23m)**

**Bathroom 6'1" x 4'10" (1.85m x 1.47m)**

## **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](mailto: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

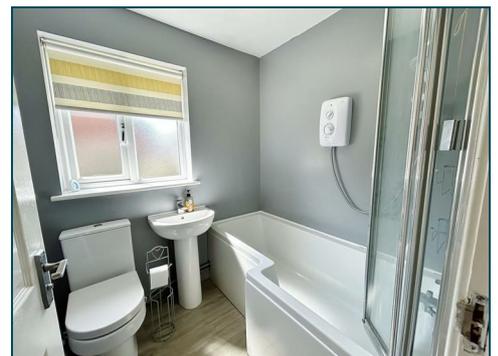
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

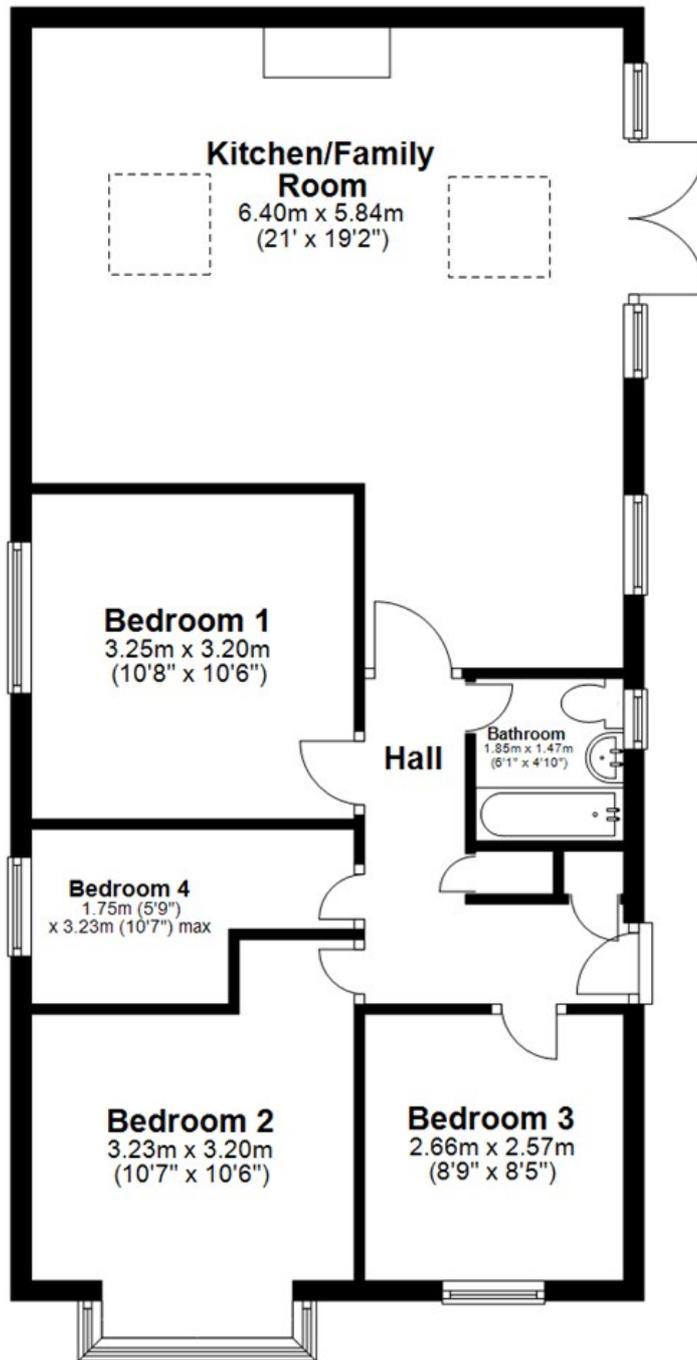
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important 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. 77.2 sq. metres (831.0 sq. feet)



Total area: approx. 77.2 sq. metres (831.0 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			
		60	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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