



## 7 Deer Park Court, Monk Fryston, LS25 5EZ

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 - C
- Popular Village Location
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking & Garage
- EPC Rating - D
- Ideal Family Home

**Asking Price £230,000**

Jigsaw Move are pleased to present this delightful three-bedroom house at Deer Park Court nestled in the charming village of Monk Fryston. The property offers a perfect blend of comfort and convenience. Built in 1976, offers a generous living space of 979 square feet, making it an ideal family home.

As you enter, you are greeted by a spacious lounge diner, perfect for both relaxation and entertaining guests. The large room is filled with natural light, creating a warm and inviting atmosphere. The property boasts three well-proportioned bedrooms, providing ample space for family members or guests. The bathroom is conveniently located to serve all bedrooms.

Constructed in 1976, this home has been thoughtfully designed to cater to the needs of modern family living. The three spacious bedrooms provide ample space for rest and personalisation, while the well-appointed bathroom ensures practicality for daily routines.

One of the standout features of this home is the driveway, which offers parking for multiple vehicles, ensuring that you and your guests will never be short of space. Additionally, the property includes a garage, providing further storage options or a secure place for your vehicle.

The front and rear gardens offer a lovely outdoor space for children to play or for adults to unwind in the fresh air. The property is situated in a popular village location, which is known for its community spirit and local amenities, making it a wonderful place to call home.

Situated in a peaceful neighbourhood, this home benefits from no onward chain, allowing for a smooth and efficient purchase process. The surrounding area of Monk Fryston is known for its community spirit and convenient access to local amenities, making it a wonderful place to live.

With no onward chain, this house is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to settle down in a family-friendly environment, this property presents an excellent opportunity. Do not miss the chance to view this charming home in Monk Fryston.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

**Lounge/Diner 23'4" x 11'9" (7.11m x 3.59m)**

**Kitchen 14'11" x 6'6" (4.54m x 1.98m)**

## FIRST FLOOR ACCOMMODATION

### Landing

**Bedroom One 12'2" x 8'8" (3.70m x 2.63m)**

**Bedroom Two 8'7" x 8'9" (2.62m x 2.67m)**

**Bedroom Three 8'11" x 6'10" (2.73m x 2.09m)**

**Family Bathroom 5'1" x 6'6" (1.55m x 1.98m)**

## EXTERNAL

**Garage 18'1" x 8'2" (5.52m x 2.49m)**



## 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 Chancery 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.

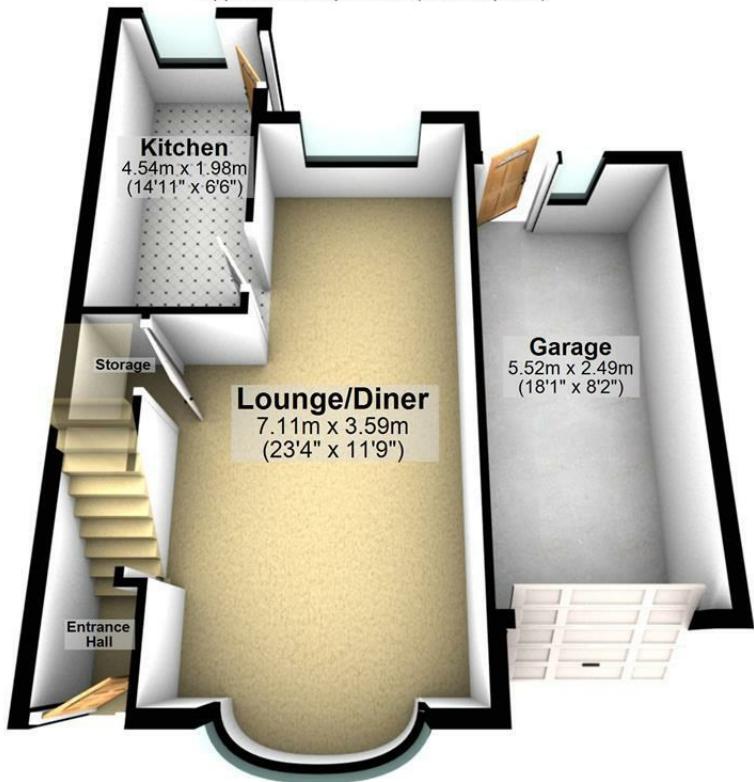
## WINDOWS

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



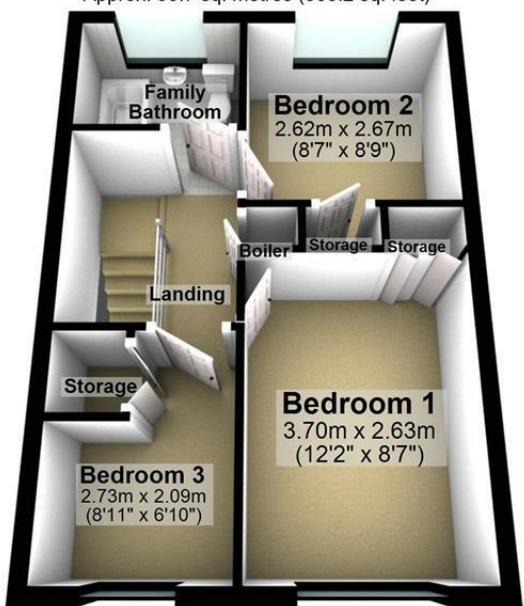
## Ground Floor

Approx. 50.9 sq. metres (548.1 sq. feet)



## First Floor

Approx. 33.7 sq. metres (363.2 sq. feet)



Total area: approx. 84.7 sq. metres (911.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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