



## 15 Wentworth Close, Eggborough, DN14 0LR

Modern Semi-Detached Bungalow | Two Bedrooms | Large Driveway Parking | Detached Garage | Ideal For First Time Buyers | Popular Village Location | Viewing Highly Recommended

- Semi-Detached Bungalow
- Gas Central Heating
- Council Tax Band - B
- Ideal For First Time Buyers
- Two Double Bedrooms
- Freehold Property
- Loft Room
- Driveway Parking & Detached Garage
- EPC Rating - D
- Modern Throughout

**Asking Price £230,000**

Jigsaw Move are pleased to present this beautifully presented semi-detached bungalow nestled in the charming area of Wentworth Close, Eggborough. Built in 1960, the property spans an impressive 796 square feet and features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or those seeking a peaceful retirement.

As you step into the welcoming hallway, you are greeted by a lovely lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow boast a modern double shower in the main bathroom, ensuring convenience for all residents.

You are welcomed into a bright and airy open-plan dining and kitchen area, perfect for entertaining guests or enjoying family meals. The utility room adds an extra layer of convenience, ensuring that daily chores are easily managed.

One of the standout features of this property is the loft room, which is well-suited for use as a study or home office. Although it does not have planning permission to be used as a bedroom, it offers additional storage and versatility for your needs. The loft room also includes a shower room and storage cupboard. The property also boasts an EV car charger already installed.

The exterior of the property is equally appealing, with well-maintained front and rear gardens that offer a serene outdoor space for relaxation or gardening enthusiasts. The large driveway accommodates multiple vehicles, complemented by a detached garage, ensuring that parking is never a concern.

Built in 1960, this home has been lovingly cared for, showcasing a blend of classic charm and modern living. The property is situated within the desirable village of Eggborough. This sought after village hosts a range of local amenities including; post office, corner shop, fish and chip shop, pub, pharmacy & primary school. Eggborough is a great location for commuters due to its access links to all major networks including M62 making it perfect for those travelling to York, Leeds and Hull.

This semi-detached bungalow is a rare find, combining spacious living areas, ample parking, and beautiful gardens, making it a perfect choice for those seeking a comfortable and inviting home. Do not miss the opportunity to make this delightful property your own.

**GROUND FLOOR ACCOMMODATION**

**Entrance Hall**

**Lounge 13'11" x 10'11" (4.25m x 3.32m)**

**Kitchen/Diner 16'11" x 10'6" (5.15m x 3.20m)**

**Utility 7'2" x 7'0" (2.19m x 2.14m)**

**Bedroom One 10'6" x 10'11" (3.19m x 3.32m)**

**Bedroom Two 8'8" x 10'6" (2.64m x 3.20m)**

**Bathroom 5'6" x 6'8" (1.67m x 2.02m)**

**FIRST FLOOR ACCOMMODATION**

**Loft Room 11'6" x 14'8" (3.50m x 4.48m)**

**Shower Room 6'10" x 4'2" (2.09m x 1.26m)**

**EXTERNAL**

**Garage**



## 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.

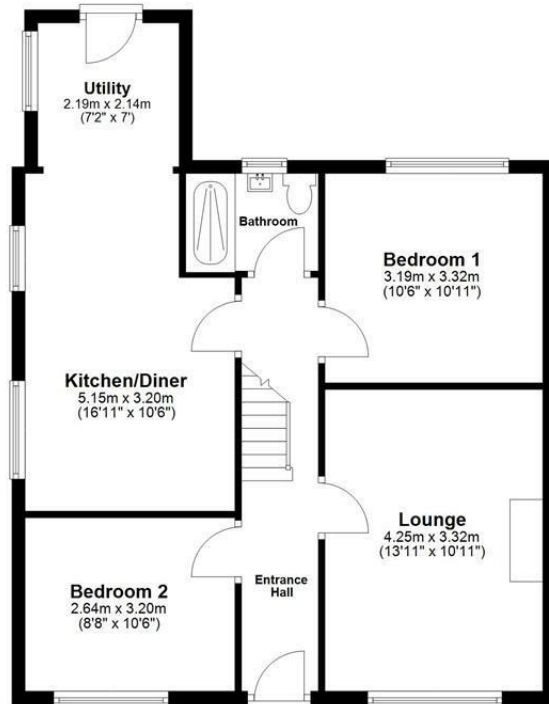
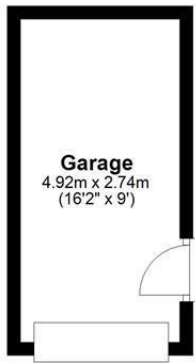
## WINDOWS

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



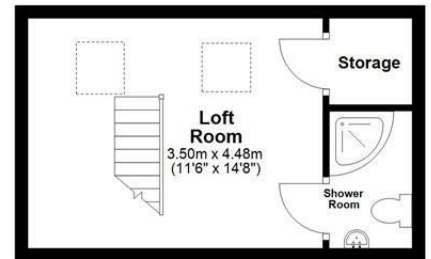
## Ground Floor

Approx. 79.7 sq. metres (858.1 sq. feet)



## First Floor

Approx. 20.4 sq. metres (220.0 sq. feet)



Total area: approx. 100.2 sq. metres (1078.1 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                             |  | 61                      | 82        |
|                                             |  | 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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