



15 Foxglove Way, Beverley, HU17 7SQ

Semi-Detached Property | Three Double Bedrooms | Driveway Parking | Master Bedroom With En-Suite | Utility Room | Video Tour | Viewing Highly Recommended

- Semi Detached Property
- Gas Central Heating
- Council Tax Band - D
- Well Presented Rear Garden
- Three Double Bedrooms
- Freehold Property
- Master Bedroom With En-Suite
- Driveway Parking
- EPC Rating - B
- Utility Room

Offers Over £290,000

Jigsaw Move are pleased to present this delightful semi detached house nestled in the charming area of Foxglove Way, Beverley. The property offers a perfect blend of modern living and family comfort. Built in 2016, the property spans an impressive 951 square feet and is well-presented throughout, making it an ideal family home.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge, perfect for relaxation and entertaining. The heart of the home is undoubtedly the kitchen diner, which features patio doors that open seamlessly into the well-maintained rear garden.

This outdoor space boasts a lovely patio area, ideal for al fresco dining, alongside a lush grassed section for children to play or for gardening enthusiasts to enjoy.

The first floor comprises a generous master bedroom complete with an en-suite shower room, providing a private retreat for parents. Additionally, there are two further double bedrooms, ensuring ample space for family or guests. A well-appointed family bathroom serves the upper level, adding to the convenience of this thoughtfully designed home.

One of the standout features of this property is the picturesque view from the front, where you can admire the blossoming trees and vibrant plants that enhance the appeal of the location. With its modern amenities and family-friendly layout, this home on Foxglove Way is not to be missed. Whether you are looking to settle down or invest, this property offers a wonderful opportunity in a desirable neighbourhood.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 17'6" x 10'7" (5.34m x 3.22m)

Kitchen 17'6" x 9'6" (5.34m x 2.90m)

Utility 5'0" x 5'7" (1.52m x 1.71m)

WC

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 12'10" x 11'6" (3.92m x 3.51m)

En-suite Shower Room

Bedroom Two 11'1" x 9'9" (3.38m x 2.97m)

Bedroom Three 7'4" x 8'10" (2.24m x 2.69m)

Bathroom

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.

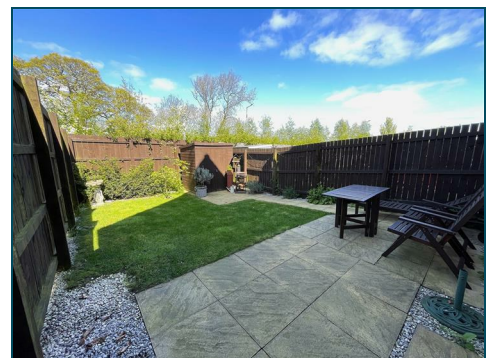
For further information, please contact our branch:

01757 241123

info@jigsawmove.co.uk

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.

UTILITIES MATERIAL INFORMATION

Electricity supply – mains

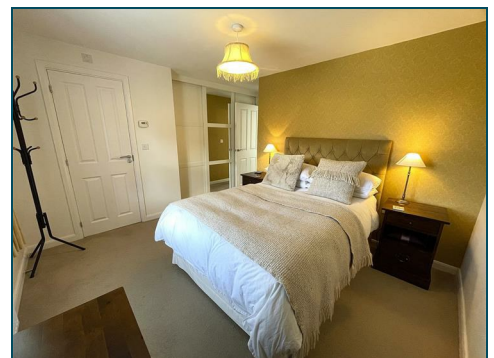
Water supply – mains

Sewerage – mains

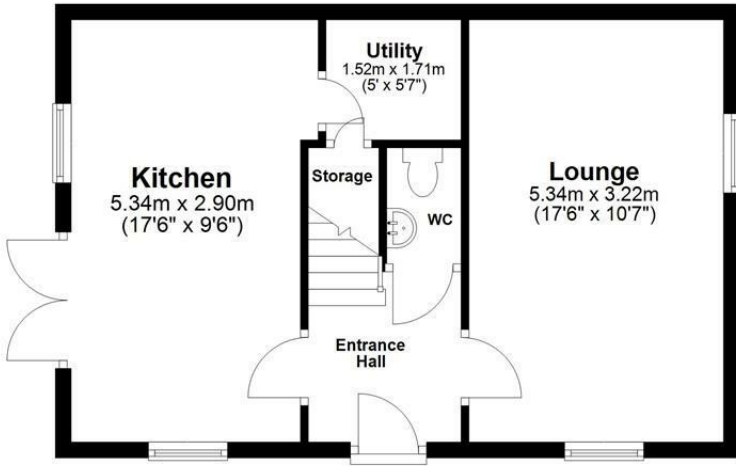
Heating – Gas Central Heating

Broadband – FTTP (fibre to the premises)

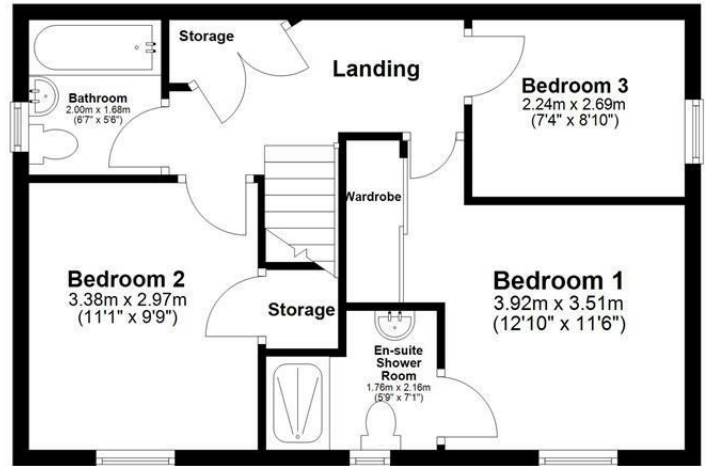
Mobile signal/coverage is good in this area



Ground Floor
Approx. 42.9 sq. metres (461.4 sq. feet)



First Floor
Approx. 45.5 sq. metres (489.3 sq. feet)



Total area: approx. 88.3 sq. metres (950.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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		EU Directive 2002/91/EC	