



Meadowdale Main Street, North Duffield, Selby, YO8 5RQ

Subject to Proceedability, All Offers Considered | Impressive Six Bedroom Detached | Two En-Suites & Dressing Areas to Both Main Bedrooms | Converted Downstairs Bedroom & Wet Room For Accessibility | Two Reception Rooms & Family Area to Kitchen | Viewing Is A Must

- Impressive Detached Six Bedrooms
- Freehold
- Council Tax Band - F
- A Property Not To Be Missed
- Six Bedrooms with En-Suite and Dressing Area's to Two Main Bedrooms
- Electric & Oil Heating
- Converted Bedroom Downstairs with Private Wet Room
- Driveway Parking to Front Area's to Two Main Bedrooms
- EPC - C
- Sizeable Rear Garden

Offers Over £450,000

Jigsaw Move are pleased to welcome to the market this impressive six-bedroom detached house in the charming village of North Duffield, Selby. This outstanding property offers a perfect blend of modern living and rural tranquillity, with the space for a large or growing family.

Upon entering, you are greeted by a welcoming atmosphere that flows seamlessly through the two reception rooms, ideal for both entertaining guests and enjoying quiet family time. The versatile layout includes a converted downstairs bedroom with it's own private wet room, which can serve as a guest room, those who require accessibility or a private study, catering to your individual needs.

The property boasts four well-appointed bathrooms, ensuring convenience and privacy for all residents. Each bedroom is generously sized, allowing for comfortable living and personal space.

Outside, the home features parking for multiple vehicles, making it easy for you and your guests to come and go. The rural village location offers a peaceful retreat from the hustle and bustle of city life.

This delightful home is perfect for those seeking a spacious and modern residence in a picturesque setting. With its impressive features and thoughtful design, it is sure to appeal to families and individuals alike. Do not miss the opportunity to make this stunning property your own.

GROUND FLOOR ACCOMODATION

Entrance Hall 18'8" x 6'5" (5.70m x 1.96m)

Reception Room 12'6" x 9'1" (3.82m x 2.76m)

Reception Room/Bedroom 6 19'6" x 18'0" (5.95m x 5.48m)

Wet Room 9'1" x 8'3" (2.78m x 2.51m)

Kitchen/Family Room 14'9" x 25'3" (4.49m x 7.70m)

Lounge 14'9" x 13'0" (4.49m x 3.96m)

Utility 7'8" x 9'1" (2.34m x 2.76m)

WC 4'2" x 12'11" (1.28m x 3.94m)

FIRST FLOOR ACCOMODATION

Master Bedroom 12'3" x 11'9" (3.74m x 3.57m)

Dressing Room 5'10" x 6'7" (1.78m x 2.00m)

En-suite 4'0" x 9'0" (1.22m x 2.74m)

Bedroom 2 11'4" x 8'10" (3.46m x 2.69m)

Dressing Room 4'9" x 8'10" (1.44m x 2.69m)

En-suite 3'3" x 8'10" (1.00m x 2.69m)

Bedroom 3 7'7" x 12'9" (2.31m x 3.88m)

Bedroom 4 11'9" x 9'0" (3.58m x 2.74m)

Bedroom 5 7'7" x 6'3" (2.32m x 1.90m)

Bathroom 6'7" x 8'10" (2.01m x 2.69m)

Landing 19'0" x 6'4" (5.79m x 1.92m)

SALES1 - ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Hipla to complete ID verification checks for all buyers. A fee is associated with this service.

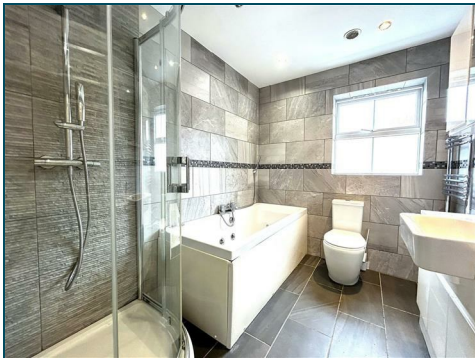
For further information, please contact our branch:

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.

UTILITIES MATERIAL INFORMATION

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Oil Central Heating & Electric Heating

Broadband – FTTC (fibre to the cabinet)

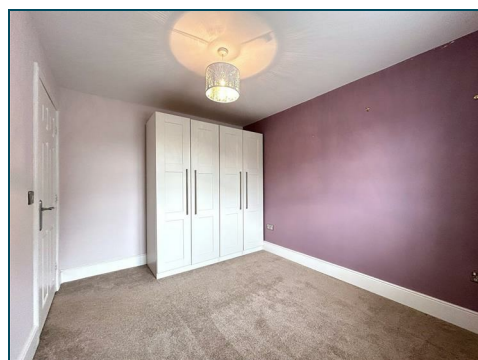
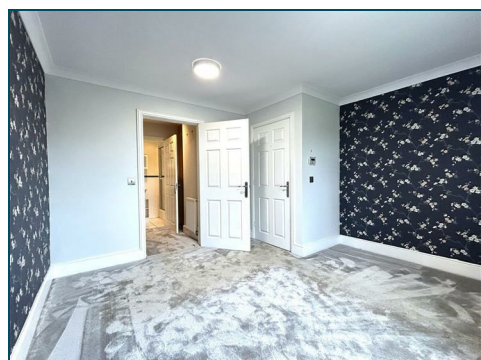
Mobile signal/coverage is good in this area

VIEWINGS

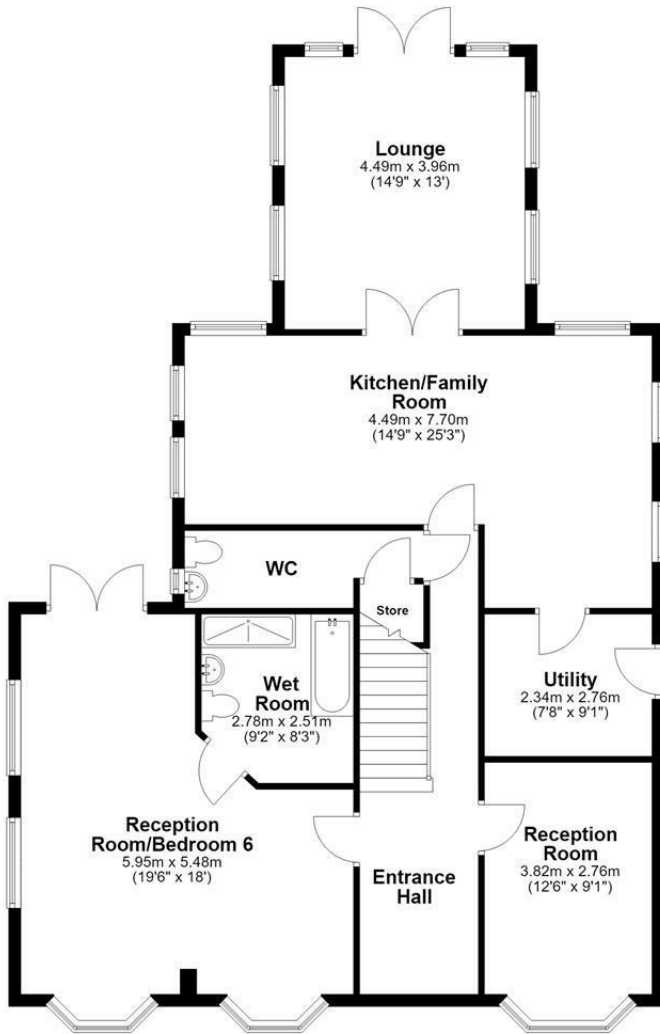
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

WINDOWS

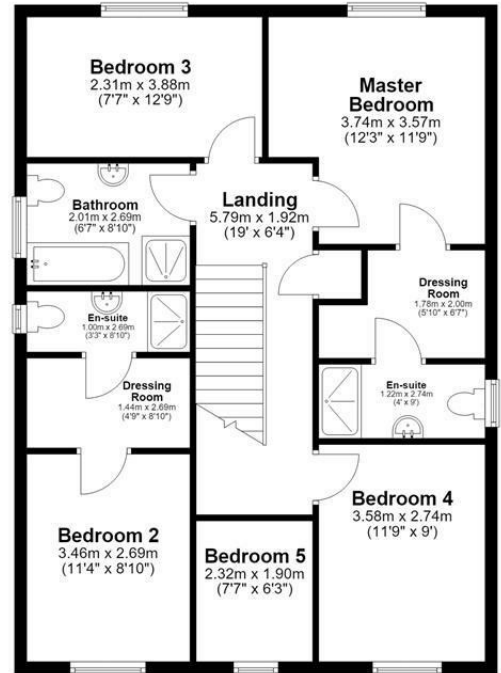
Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



Ground Floor
Approx. 119.2 sq. metres (1282.9 sq. feet)



First Floor
Approx. 80.1 sq. metres (862.4 sq. feet)



Total area: approx. 199.3 sq. metres (2145.3 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	79
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			