

## 26 Old Rugby Park, Goole, DN14 6BJ

Guide Price £275.000 - £285.000 | Stylish Four Bedroom Detached | Detached Garage & Driveway Parking | Master Bedroom Ensuite & Downstairs WC | Enclosed Landscaped Rear Garden | Stunning Kitchen Diner

- Stylish & Modern Detached Home
- Freehold
- Council Tax Band - D
- Quiet Cul-De-Sac Location
- Four Bedrooms with Master Ensuite
- Gas Central Heating
- Beautiful Kitchen Diner with Patio Doors
- Detached Garage & Driveway Parking
- EPC - C
- Close To Town Centre for Local Amenties

## Guide Price £275,000

Jigsaw Move are pleased to welcome to the market, in the desirable area of Old Rugby Park, Goole, this stunning detached house which offers a perfect blend of modern living and comfort. Built in 2004, the property spans an impressive 1,367 square feet and boasts four spacious bedrooms, including a master ensuite, providing ample space for families or those seeking extra room for guests.

As you enter, you are greeted by a contemporary entrance hallway finished with a glass balustrade, a stylish kitchen diner that seamlessly flows into a welcoming living space, making it an ideal setting for entertaining friends and family. The thoughtful design ensures that the heart of the home is both functional and inviting, perfect for creating lasting memories.

The property features three well-appointed bathrooms, ensuring convenience for all occupants. Additionally, a detached garage and driveway parking, as well as plenty of street parking surrounding, providing practical solutions for your vehicles, enhancing the overall appeal of this lovely home.

Situated close to local amenities, residents will enjoy easy access to shops, schools, and recreational facilities, making it a prime location for families and professionals alike.

This beautifully presented property is truly a gem and not to be missed. Whether you are looking to settle down or invest, this home offers everything you need for a comfortable and stylish lifestyle. We invite you to come and experience the charm of this delightful residence for yourself.

## GROUND FLOOR ACCOMODATION

**Entrance Porch 4'10" x 3'4" (1.48m x 1.01m)**

**Hallway 7'1" x 12'8" (2.16m x 3.87m)**

**Lounge With Dining Area 10'11" x 19'5" (3.32m x 5.93m)**

**Kitchen/Diner 6'7" x 19'5" (2.00m x 5.93m)**

**WC 3'0" x 6'3" (0.91m x 1.90m)**

## FIRST FLOOR ACCOMODATION

**Bedroom 1 11'1" x 11'11" (3.39m x 3.62m)**

**En-suite 5'1" x 7'1" (1.54m x 2.16m)**

**Bedroom 2 8'4" x 9'7" (2.55m x 2.91m)**

**Bedroom 3 8'0" x 9'7" (2.44m x 2.92m)**

**Bedroom 4 8'10" x 7'2" (2.68m x 2.18m)**

**Bathroom 6'11" x 5'9" (2.11m x 1.76m)**

## 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:

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 – Gas Central Heating

Broadband – FTTP (fibre to the premises)

Mobile signal/coverage is good in this area

## VIEWINGS
Strictly by appointment with the sole agents by contacting . 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.

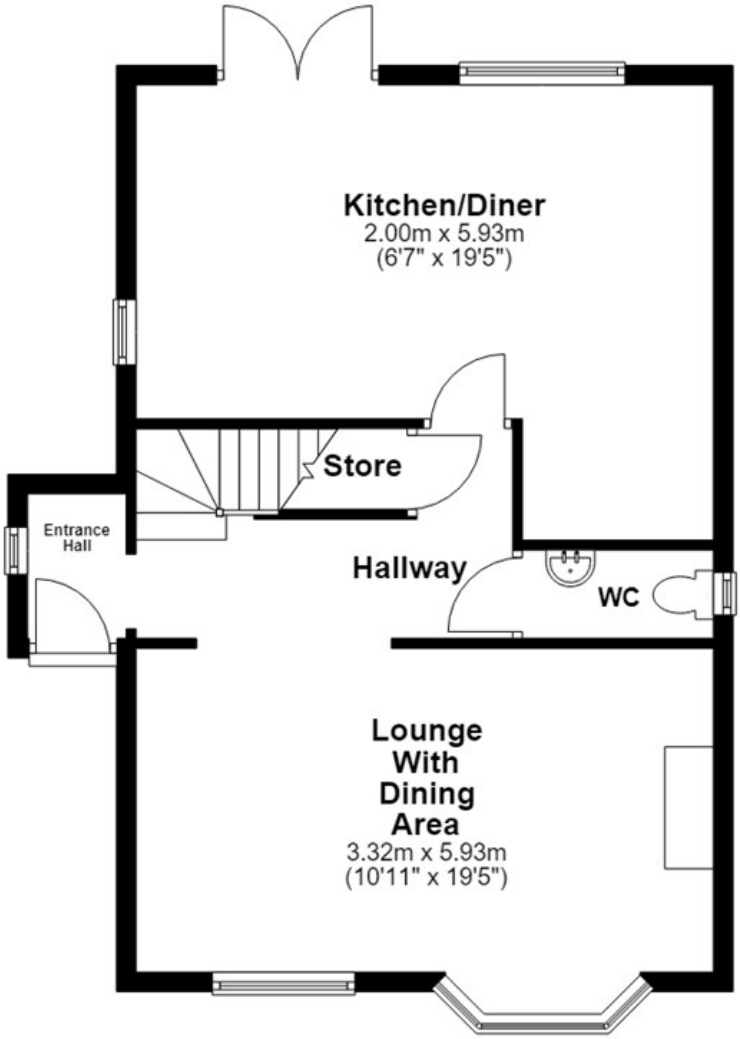






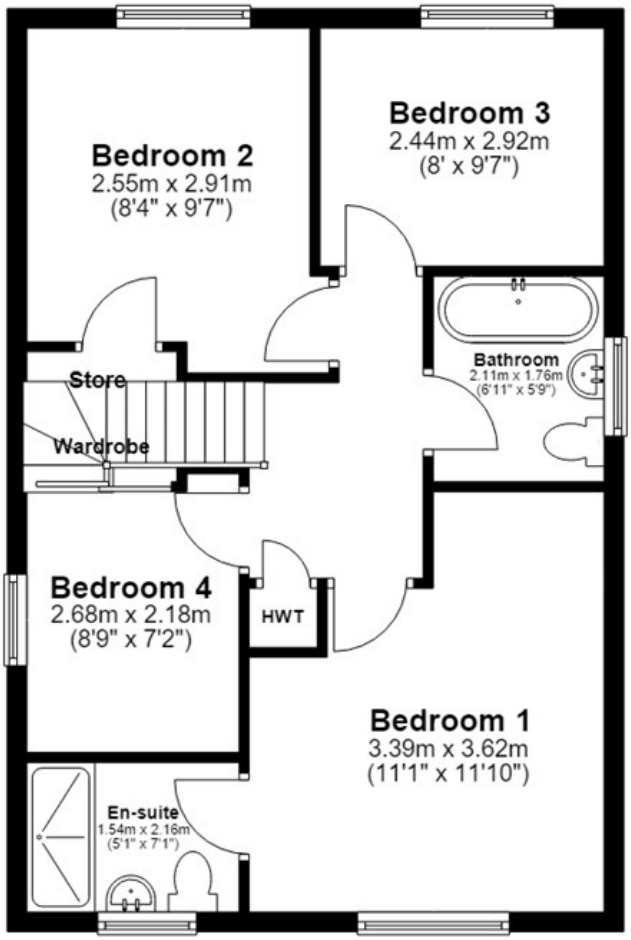
## Ground Floor

Approx. 55.8 sq. metres (601.1 sq. feet)




## First Floor

Approx. 54.2 sq. metres (583.5 sq. feet)




Total area: approx. 110.1 sq. metres (1184.6 sq. feet)

