

26 Richardson Court, Hambleton, Selby, YO8 9GY

Beautifully Presented Detached Property | Four Bedrooms | Driveway Parking | Multiple Reception Rooms | Master Bedroom With En-Suite | Popular Village Location | Viewing Highly Recommended

- Beautifully Presented Detached Property
- Four Bedrooms
- Driveway Parking & Garage
- Gas Central Heating
- Freehold Property
- EPC Rating - C
- Council Tax Band - E
- Multiple Reception Rooms
- Master Bedroom With En-Suite
- Ideal Family Home

Asking Price £425,000

Jigsaw Move would like to welcome you to this beautifully presented four-bedroom detached house located in the tranquil Richardson Court, Hambleton, Selby. Built in 2007, this property offers a generous living space of 1,467 square feet, making it an ideal family home.

As you enter, you are greeted by a large entrance hallway that sets the tone for the rest of the house. The heart of the home is the large open-plan kitchen diner, which has been beautifully upgraded to include a double oven and all integrated appliances, such as a dishwasher, microwave, and washing machine. This space is perfect for entertaining family and friends, allowing for seamless interaction while cooking and dining. The property boasts two reception rooms, providing ample space for relaxation and leisure. A recently converted room on the ground floor serves as an excellent snug, playroom, or office space, for your convenience. The under stairs storage area has been cleverly utilised as a dog room, showcasing the practicality of this home. A convenient WC completes the ground floor layout.

Moving to the first floor, you will find the master bedroom, which boasts an en-suite shower room, offering a private retreat for the homeowners. There are three additional bedrooms, including bedroom four with built-in wardrobes, providing ample storage. A well-appointed family bathroom serves the other bedrooms, ensuring comfort for all.

The exterior of the home is equally impressive, featuring front and rear gardens that have undergone extensive renovation. The rear garden includes a stylish decked area surrounded by a glass balustrade, creating a perfect outdoor retreat. Access to the garden is available via both sides of the property, ensuring ease of movement.

For parking, the property offers a double parking space with a new electric rolling garage door, providing both security and convenience. Additionally, the garage has been partially converted, allowing for easy access to your belongings without compromising on space.

With new flooring throughout and fresh decorations completed within the last six months, this home is ready for you to move in and make it your own. The fully boarded loft provides additional storage options, making this property both practical and stylish.

The property is situated within the desirable village of Hambleton. This sought after village hosts a range of local amenities including; primary school, general shop, public house, restaurant and community centre. Hambleton is also an ideal location for commuters due to its access links to all major networks making it perfect for those travelling to York, Leeds and Hull.

This delightful home in Hambleton is perfect for those seeking a blend of modern living and comfort. With its well-designed layout and convenient location, it is sure to appeal to families and professionals alike. Do not miss the opportunity to make this lovely property your own.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Kitchen/Dining Room 27'11" x 9'0" (8.52m x 2.75m)

Lounge 16'5" x 16'2" (5.00m x 4.92m)

Reception Room 11'8" x 8'5" (3.56m x 2.56m)

WC 6'0" x 2'11" (1.85m x 0.91m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 13'1" x 13'1" (3.98m x 4.00m)

En-suite Shower Room 5'11" x 5'10" (1.81m x 1.78m)

Bedroom Two 14'8" x 9'1" (4.46m x 2.78m)

Bedroom Three 15'3" x 8'10" (4.64m x 2.69m)

Bedroom Four 11'9" x 8'10" (3.58m x 2.70m)

Bathroom 7'11" x 6'11" (2.43m x 2.11m)

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.

UTILITIES MATERIAL INFORMATION
Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central 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.

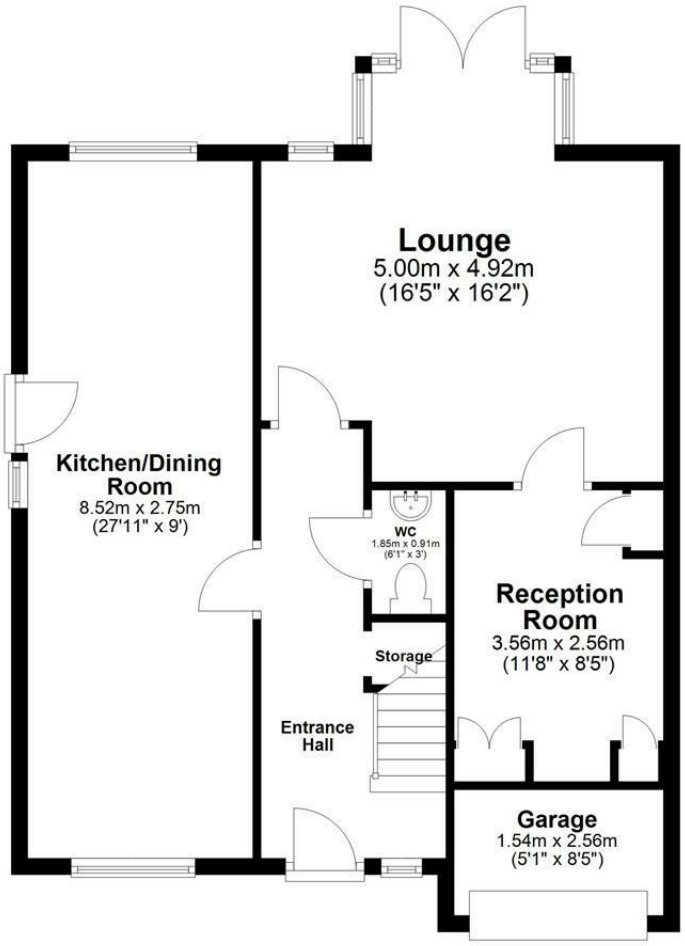






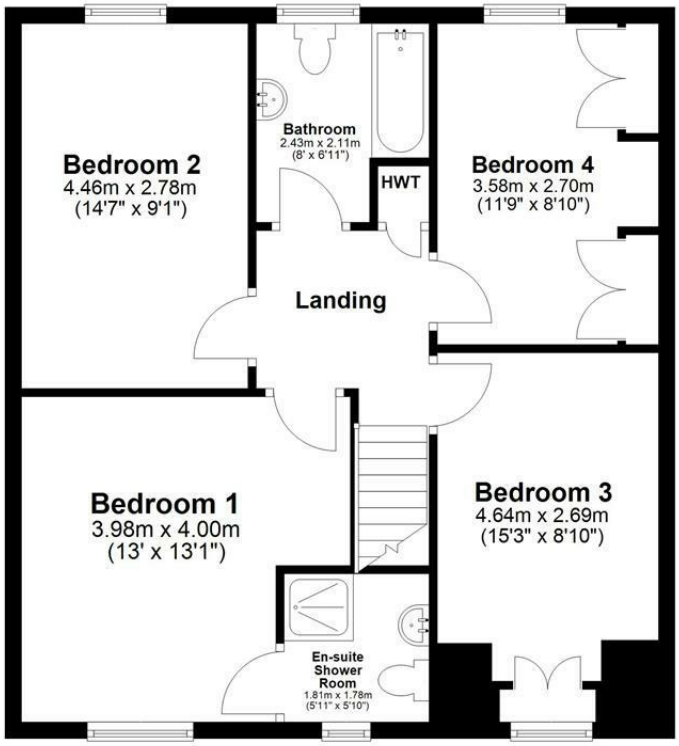
Ground Floor

Approx. 70.7 sq. metres (760.7 sq. feet)



First Floor

Approx. 65.6 sq. metres (706.3 sq. feet)



Total area: approx. 136.3 sq. metres (1467.1 sq. feet)

