

26 Bridge Close, Church Fenton, LS24 9GZ

Apartment | Two Bedrooms | Communal Car Park - Allocated Parking | Close To Local Transport | Peaceful Village Location | Viewing Recommended

- Apartment
- Two Bedrooms
- Communal Car Park - Allocated Parking
- Gas Central Heating
- Council Tax Band B
- EPC Rating C
- Close To Local Transport
- Peaceful Village Location
- Viewing Recommended

Offers In The Region Of £147,500

Jigsaw Move are pleased to welcome to the market this delightful two-bedroom apartment on Bridge Close. This apartment offers a perfect blend of modern living and tranquil surroundings. Built in 2008, the property boasts a contemporary design and is well-maintained, making it an ideal choice for both first-time buyers and those looking to downsize.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment features two well-proportioned bedrooms, ensuring ample space for comfort. Additionally, there are two bathrooms, which add convenience for residents and visitors alike.

One of the standout features of this property is the allocated parking within a communal car park, providing ease of access and security. The peaceful village location enhances the appeal, offering a serene lifestyle while still being close to local transport links, making commuting straightforward.

This apartment is not just a home; it is a lifestyle choice, set in a community that values tranquillity and convenience. We highly recommend a viewing to fully appreciate all that this property has to offer. Whether you are seeking a quiet retreat or a base to explore the surrounding areas, this apartment is sure to meet your needs.

Lease Length: 999yrs with 977 remaining
Service Charge: £394.88 per quarter (£1,579.32 pa)
Annual Ground Rent: £150pa

SECOND FLOOR ACCOMMODATION

Lounge 14'3" x 17'2" (4.34m x 5.24m)

Bedroom 1 8'6" x 13'2" (2.59m x 4.01m)

Bedroom 2 8'0" x 6'7" (2.44m x 2.00m)

Bathroom 6'6" x 6'1" (1.99m x 1.86m)

En-suite 6'7" x 6'8" (2.00m x 2.04m)

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 – 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 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.

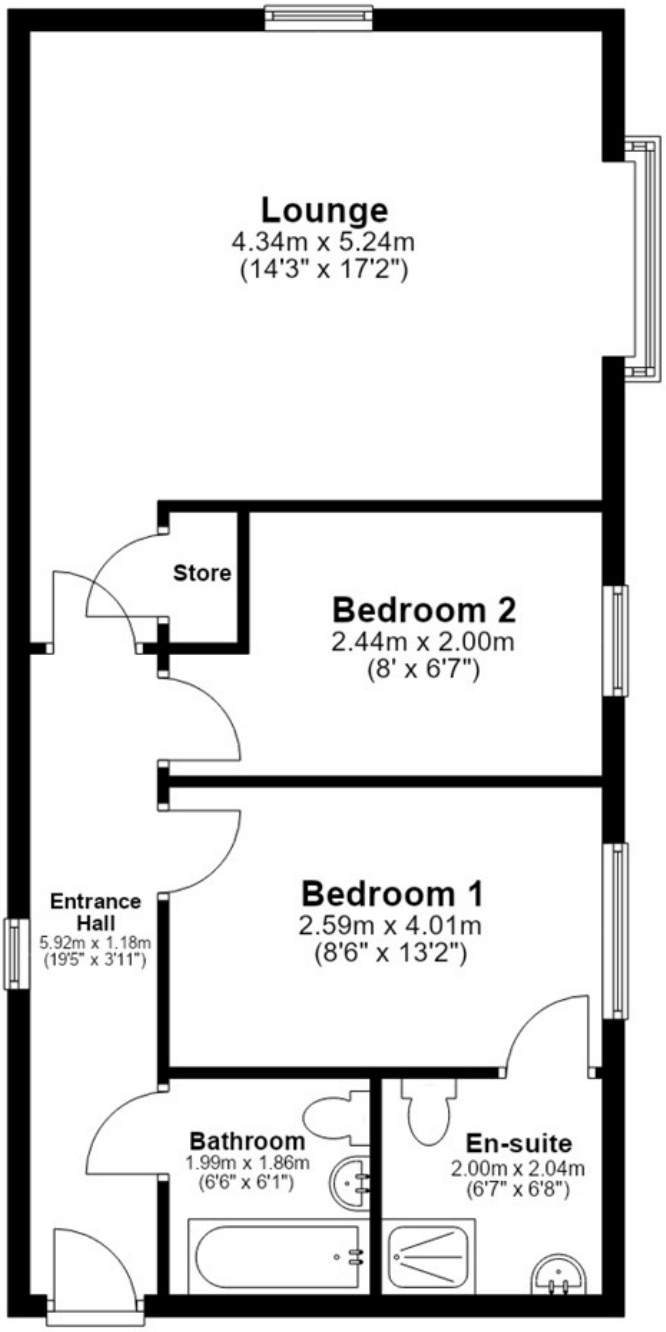






Ground Floor

Approx. 62.1 sq. metres (668.3 sq. feet)



Total area: approx. 62.1 sq. metres (668.3 sq. feet)

