

3 Charles Wesley Drive, Brayton, YO8 9SU

Three Bedroom Detached Home | Driveway Parking | Ideal For Families | En-Suite | Spacious Living Areas | Enclosed Garden

- Well Presented Detached House
- Gas Heating
- EPC Rating TBC
- Three Bedrooms
- Freehold
- En-Suite
- Driveway Parking
- Council Tax Band D
- Ideal Family Home

Asking Price £280,000

Jigsaw move are pleased to welcome to the market, nestled in the charming area of Brayton, Charles Wesley Drive presents an exceptional opportunity to acquire a delightful detached house, built in 1994. This well-appointed residence boasts three spacious bedrooms, making it an ideal choice for families seeking comfort and convenience.

Upon entering, you will find a generous reception room that offers ample space for relaxation and entertaining. The heart of the home is undoubtedly the kitchen diner, which provides a perfect setting for family meals and gatherings. The layout is designed to enhance both functionality and flow, ensuring that every corner of the home is utilised to its fullest potential.

The property features an en-suite bathroom, adding a touch of luxury and privacy to the master bedroom. Each bedroom is thoughtfully designed, providing a peaceful retreat for all family members. The large living areas are perfect for creating cherished memories, whether it be cosy evenings in or lively family celebrations.

Outside, the enclosed garden offers a safe and secure space for children to play and for adults to unwind. This outdoor area is ideal for summer barbecues or simply enjoying the fresh air in a tranquil setting. Additionally, the property includes parking for one vehicle, ensuring convenience for residents and guests alike.

With its family-friendly layout and prime location, this detached house on Charles Wesley Drive is a wonderful place to call home. Don't miss the chance to view this charming property that perfectly combines comfort, style, and practicality.

GROUND FLOOR

Lounge 16'4" x 11'0" (4.98m x 3.36m)

Dining Room 9'6" x 9'0" (2.90m x 2.75m)

Kitchen/Diner 16'2" x 10'4" (4.92m x 3.14m)

Entrance Vestibule 3'2" x 3'8" (0.97m x 1.13m)

WC 3'7" x 3'8" (1.08m x 1.13m)

Garage 17'2" x 8'4" (5.22m x 2.53m)

FIRST FLOOR

Bedroom 1 14'8" x 9'11" (4.47m x 3.01m)

En-suite 4'5" x 7'7" (1.34m x 2.30m)

Bedroom 2 10'0" x 10'5" (3.05m x 3.17m)

Bedroom 3 10'0" x 9'3" (3.05m x 2.81m)

Bathroom 5'1" x 7'3" (1.54m x 2.20m)

ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use a 3rd party ID checking agency 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.

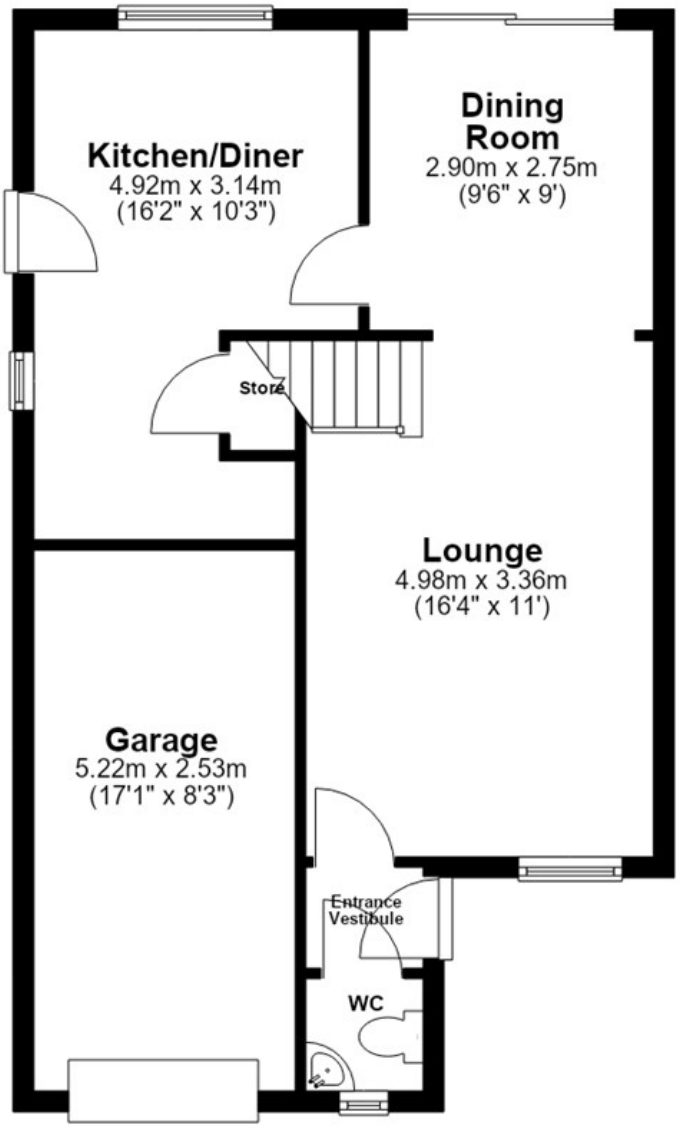
WINDOWS
Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.





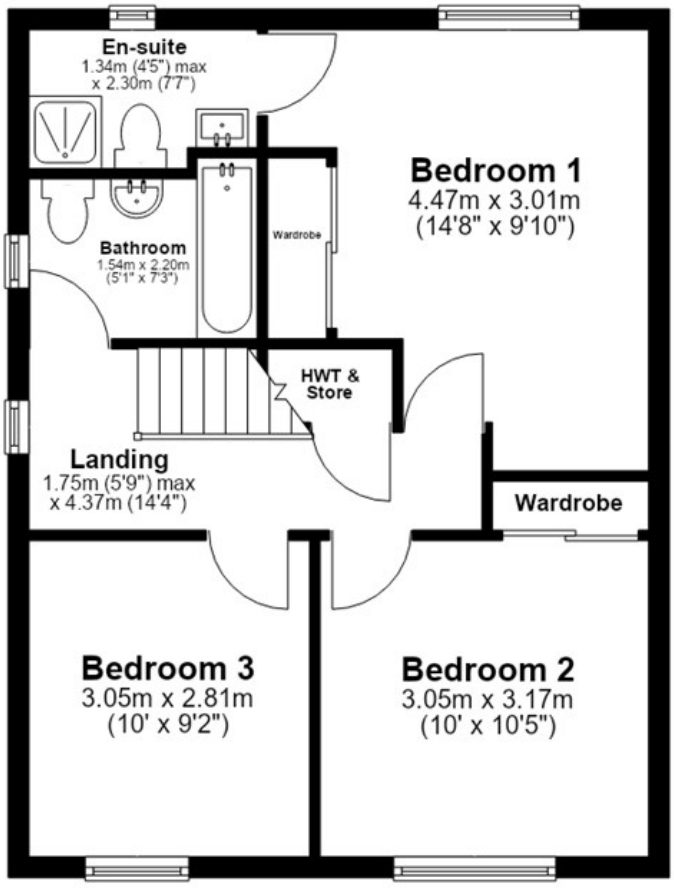
Ground Floor

Approx. 56.1 sq. metres (603.6 sq. feet)



First Floor

Approx. 48.2 sq. metres (518.8 sq. feet)



Total area: approx. 104.3 sq. metres (1122.4 sq. feet)

