



## 20 Eccles Close, York, Yorkshire, YO30 5XJ

**\*\*\*REDUCED TO SELL!! THREE STORY TOWN HOUSE - FOUR DOUBLE BEDROOMS - ENCLOSED REAR GARDEN - OFF STREET PARKING - CLOSE TO YORK CITY CENTRE - BRAND NEW BOILER AND RADIATORS THROUGH OUT - MUST VIEW\*\*\***

- Townhouse Family Home
- Two En-suites & Family Bathroom
- Modern Finish
- EPC Rating D
- 1,108 sq ft Three Story
- Enclosed Rear Garden
- Close To York City Centre
- Four Double Bedrooms
- Off Street Parking
- Viewing Highly Recommended

**Offers over £260,000**



Jigsaw Move are pleased to welcome to the market this well presented four bedroom townhouse. The property briefly comprises; Entrance Hallway, Kitchen, Lounge-Diner, Utility Room, Four Double Bedrooms, En-suite to Master Bedroom, Downstairs Shower Room and Family Bathroom. The property also features; uPVC double glazing, gas central heating, newly fitted kitchen with integrated appliances, enclosed rear garden and off street parking. This property is situated within close distance to York City Centre. This is an ideal location when commuting to York, Leeds and Hull as it is close to all major networks. This property would make an ideal family home and we highly recommend an early internal inspection to appreciate what the property accommodation and location has to offer. EPC rating D

## GROUND FLOOR ACCOMMODATION

### Entrance Hallway

Entrance hallway featuring part opaque front door, single radiator, tiled flooring, stairs to the first floor, under stairs storage cupboard and telephone socket.

### Utility Room 6'4" x 6'3" (1.937m x 1.929m)

Utility room featuring a full matching range of wall and base units with stainless steel sink with mixer tap, extractor fan, space and plumbing for a washing machine and additional appliance, tiled flooring, single radiator, double glazed door to the rear elevation and partially tiled walls.

### Shower Room 9'8" x 2'8" (2.965m x 0.833m)

Shower room featuring shower cubical hand wash basin, W/C, tiled flooring, single radiator and extractor fan.

### Bedroom Three 15'10" x 7'6" (4.834m x 2.311m)

Double bedroom featuring single radiator, double glazed window to the front elevation and laminate flooring.

### Bedroom Four 9'2" x 7'11" (2.805m x 2.414m)

Double bedroom featuring single radiator, double glazed window to the rear elevation and laminate flooring.

## FIRST FLOOR ACCOMMODATION

### Stairs & Landing

Stairs and landing featuring stairs to the ground floor, stairs to the second floor, double glazed window to the front elevation and single radiator.

### Kitchen 8'6" x 8'0" (2.593m x 2.448m)

Kitchen featuring a full matching range of wall and base units with integrated full height fridge freezer, electric oven, gas hob, extractor hood, one and a half stainless steel sink with mixer tap and drainer, dishwasher, double glazed window to the front elevation and partially tiled walls.

### Lounge-Diner 16'11" x 14'6" (5.165m x 4.432m)

Lounge diner featuring fireplace with electric fire, telephone socket, TV aerial socket, laminate flooring, double glazed window to the rear elevation, double rad and single radiator.

## SECOND FLOOR ACCOMMODATION

### Stairs & Landing

Stairs and landing featuring stairs to the first floor and access to the loft.

### Bedroom One 13'8" x 8'7" (4.187m x 2.617m)

Double bedroom featuring double glazed window to the rear elevation, single radiator and laminate flooring.

### En-Suite Shower Room 5'5" x 4'10" (1.676m x 1.480m)

En-suite featuring shower cubical, W/C, hand wash basin in vanity unit, velux window to the rear elevation, single radiator, shavers socket, extractor fan, partially tiled walls and laminate flooring.

### Bedroom Two 11'8" x 10'11" (3.579m x 3.328m)

Double bedroom featuring three storage cupboards, single radiator and double glazed window to the rear elevation.



### **Family Bathroom 6'10" x 5'6" (2.086m x 1.698m)**

Family bathroom featuring bath, hand wash basin in vanity unit, W/C, single radiator, extractor fan, partially tiled walls and laminate flooring.

### **EXTERNAL**

#### **Front Elevation**

Front elevation featuring laid to lawn, driveway with parking and access to the side elevation via paved pathway.

#### **Rear Elevation**

Rear elevation featuring fully fenced decorative garden, paved pathways to the summer house, borders of box tree hedging and shrubs and a paved patio area.

### **HEATING AND APPLIANCES**

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw Move. The mention of any appliances and/or services within these sales 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 5.30pm Saturday – 9.00am – 1.00pm We would recommend that all the information that Jigsaw Move 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.

### **PROPERTY DETAILS**

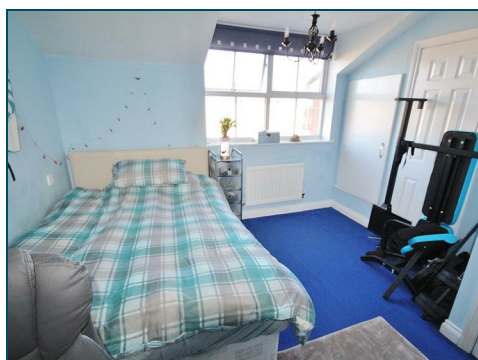
Whilst we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith 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 Move 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.

### **VIEWINGS**

Strictly by appointment with the sole agents. 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.



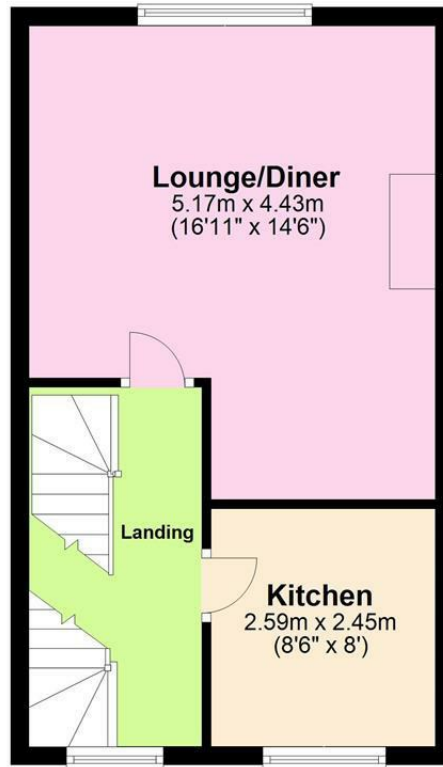
## Ground Floor

Approx. 33.9 sq. metres (364.5 sq. feet)



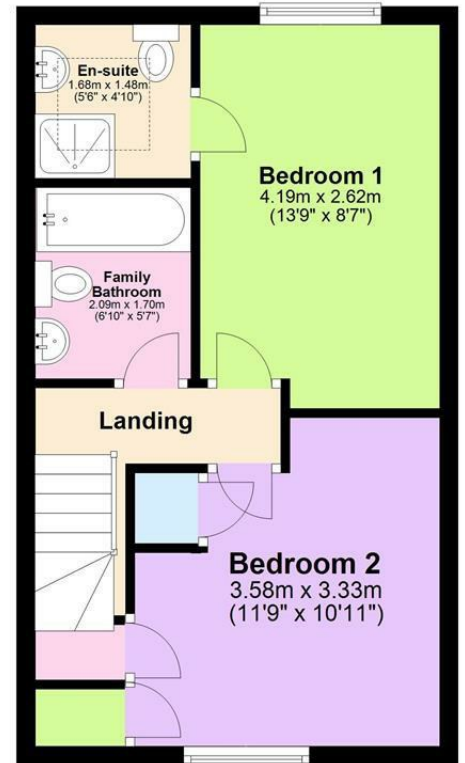
## First Floor

Approx. 34.8 sq. metres (374.9 sq. feet)

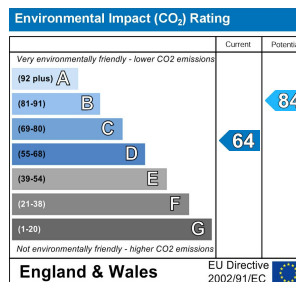
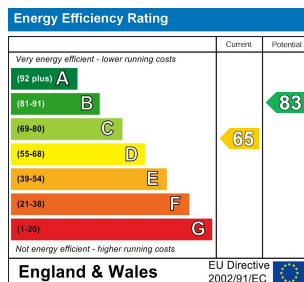


## Second Floor

Approx. 34.3 sq. metres (369.4 sq. feet)



Total area: approx. 103.0 sq. metres (1108.8 sq. feet)



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