



## 32 Westfield Avenue, Eggborough, DN14 0TJ

SAVE TIME & BOOK YOUR VIEWING ON THE JIGSAW WEBSITE & CLICK 'REGISTER TO VIEW A PROPERTY' FROM OUR MAIN MENU

- Semi Detached
- Freehold
- Gas Central Heating
- Three Bedrooms
- EPC Rating C
- Great for Commuters
- Two Parking Spaces
- Council Tax Band A
- Popular Village Location

**£850 PCM**

Three Bedroom Semi Detached | Parking For Two Cars | Downstairs WC | Sought After Village Location

Jigsaw Letting are pleased to welcome to the market this delightful semi-detached family home, nestled on the charming Westfield Avenue in Eggborough, presenting an excellent opportunity for those seeking comfort and convenience. The property boasts a well-designed layout, featuring an inviting entrance hallway that leads you into a spacious lounge diner, perfect for both relaxation and entertaining guests.

The kitchen is functional and well-equipped, providing ample space for culinary pursuits. Additionally, the ground floor benefits from a convenient downstairs W/C, enhancing the practicality of the home for family living.

Upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The layout is ideal for families, providing enough space for everyone while maintaining a warm and welcoming atmosphere.

The property also includes a well-maintained bathroom and downstairs WC, ensuring that all essential amenities are readily available. Outside, there is parking space for two vehicles, a valuable feature in today's busy world.

With its prime location in Eggborough, you will enjoy the benefits of a friendly community while being conveniently close to local amenities and transport links. Jigsaw is proud to present this lovely home to the rental market, inviting you to come and experience its charm for yourself.

### COUNCIL TAX BAND

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.

### HOW DO I APPLY FOR A PROPERTY?

To avoid disappointment please contact the office to request an application form for the property you wish to apply for following your viewing.

### LETTINGS FEES UPON APPLICATION

Additional fees apply for this property and are as follows; 1 weeks rent holding fee for each property. Please note, the holding fee is deductible from the first month's rent on the property if successful. There will also be a bond for the property equal to 5 weeks rent which will be held for the duration of the tenancy with the DPS. Go to, [www.jigsawletting.co.uk](http://www.jigsawletting.co.uk) or call for more details

### LETTINGS 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.

### OPENING HOURS LETTING TEAM

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

### TO LET 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.





