



## 43 Riverside Avenue, Barlby, Selby, YO8 5NA

Two Bedroom Second Floor Apartment | Allocated Off-Street Parking | Popular Village Location | Great for Commuters

- Second Floor Apartment
- Leasehold
- Gas Central Heating
- Two Bedrooms
- EPC: B
- Popular Village Location
- Great for Commuters
- Council Tax Band: B
- Allocated Off-Street Parking

**£875 PCM**

Jigsaw Letting are pleased to welcome to the market this charming two-bedroom second floor apartment located on Riverside Avenue in the picturesque village of Barlby, Selby. Built in 2020, this modern residence offers a comfortable living space of 667 square feet, perfect for individuals or small families seeking a contemporary home.

As you enter the apartment, you will find a well-proportioned reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The property features two spacious bedrooms, allowing for ample personal space, and a well-appointed bathroom that meets all your daily needs.

One of the standout features of this apartment is the allocated off-street parking, ensuring that you have a secure place for your vehicle.

Situated in a popular village location, this apartment is perfect for commuters, with easy access to nearby transport links. Barlby offers a delightful community feel, with local amenities and scenic surroundings, making it an ideal place to call home.

This property presents a wonderful opportunity for anyone looking to enjoy modern living in a tranquil setting. Don't miss your chance to make this lovely apartment your new home.

### **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**

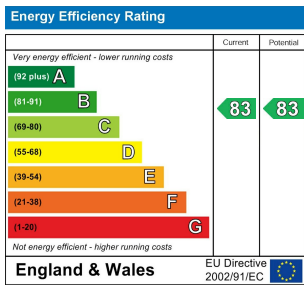
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

### **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.







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