



## 10 Wells Drive, Hambleton, Selby, YO8 9GP

Semi-Detached Property | Three Bedrooms | Off Street Allocated Parking | En-Suite To Master Bedroom | Popular Village Location

- Three Bedrooms
- Freehold
- EPC: C
- Semi-Detached
- Council Tax Band: C
- Off-Street Parking
- Popular Village Location
- Gas Central Heating
- En-Suite to Master Bedroom

**£925 PCM**

Jigsaw Letting are pleased to welcome to the market this delightful semi-detached house on Wells Drive, nestled in the charming village of Hambleton, offering a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this home is the off-street parking, ensuring that you will never have to worry about finding a space after a long day. The property is equipped with gas central heating, providing warmth and comfort throughout the colder months.

Living in Hambleton means you can enjoy the tranquillity of village life while still being within easy reach of local amenities. This location offers a sense of community and a peaceful environment, making it an excellent choice for those looking to escape the hustle and bustle of city living.

In summary, this three-bedroom semi-detached house on Wells Drive is a wonderful opportunity for anyone looking to settle in a picturesque village setting. With its spacious layout, off-street parking, and modern heating, it is a property that truly deserves your attention.

### **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**

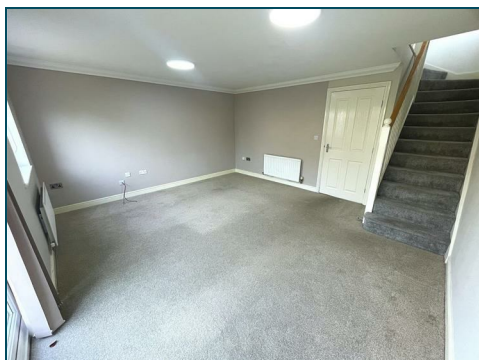
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important 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**

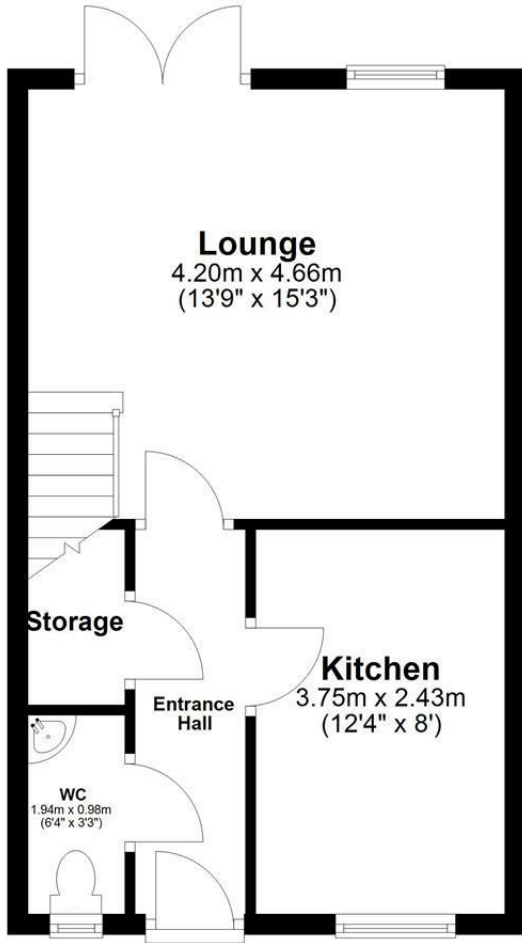
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.





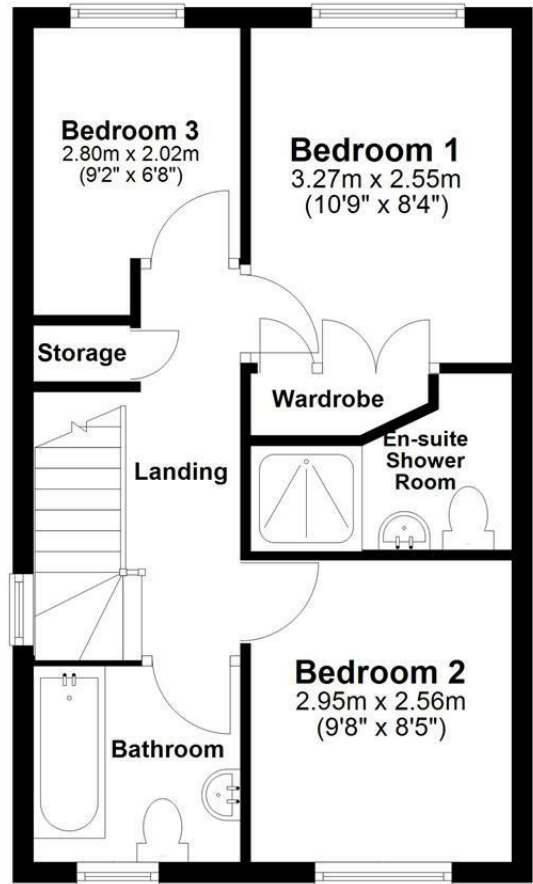
## Ground Floor

Approx. 37.5 sq. metres (404.1 sq. feet)

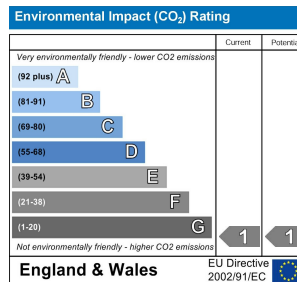
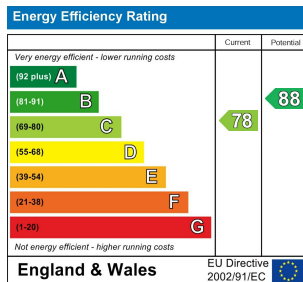


## First Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



Total area: approx. 75.6 sq. metres (813.5 sq. feet)



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