



## 18 George Street, Selby, YO8 5AH

Two Bedroom Mid-Terrace | Close to Town Centre | Walking Distance To Bus & Train Station | On Street Parking | Gas Central Heating

- Two Bedrooms
- EPC: D
- Gas Central Heating
- Mid-Terrace
- Freehold
- Great for Commuters
- Close to Town Centre
- Council Tax Band: A

**£800 PCM**

Jigsaw Letting are pleased to welcome to the market this delightful two-bedroom mid-terrace property, nestled on the charming George Street in Selby. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen leads to an enclosed rear yard, perfect for enjoying the outdoors in privacy.

With two inviting bedrooms, this home is ideal for small families or professionals. The bathroom is conveniently located, ensuring ease of access for all residents. The property benefits from gas central heating, ensuring warmth and comfort throughout the colder months.

One of the standout features of this home is its prime location, making it particularly appealing for commuters. With easy access to local transport links, residents can enjoy a swift journey to nearby towns and cities, enhancing the convenience of daily life.

This mid-terrace house on George Street is not just a place to live; it is a welcoming retreat that combines comfort, practicality, and a sense of community. Whether you are looking to settle down or invest, this property is certainly worth considering.

### **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**

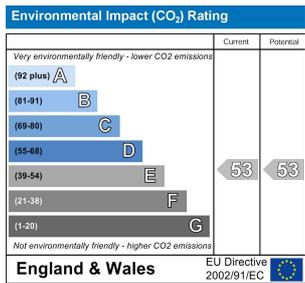
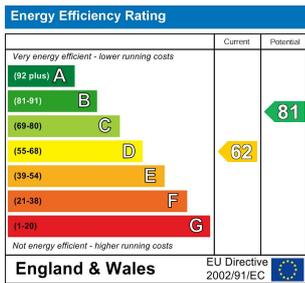
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

### **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.







**safeagent**

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