



## 5 Prospect Walk, Camblesforth, Selby, Yorkshire, YO8 8HQ

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

- Two Bedrooms
- Gas Central Heating
- Council Tax Band: A
- Terraced Property
- EPC: D
- Enclosed Rear Garden
- Popular Village Location
- Freehold

**£850 Per Month**

Two Bedroom Terraced Property | Popular Village Location | Enclosed Rear Garden | Pet Friendly

Jigsaw Letting are pleased to welcome to the market this delightful mid-terrace property, nestled in the charming village of Camblesforth, Selby. Offering a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a popular community.

The inviting reception room provides a warm and welcoming space, perfect for relaxation or entertaining guests. The layout of the house is practical, ensuring that every corner is utilised effectively. The property also features a modern bathroom, catering to all your daily needs.

One of the standout features of this home is its gas central heating, which ensures a cosy atmosphere during the colder months. The location is particularly advantageous for commuters, as it offers easy access to nearby transport links, making it simple to travel to surrounding areas for work or leisure.

Living in Camblesforth means you can enjoy the tranquillity of village life while still being close to essential amenities. The community is known for its friendly atmosphere and local charm, making it a wonderful place to call home.

In summary, this two-bedroom mid-terrace house on Prospect Walk is a fantastic opportunity for those looking to settle in a desirable village location. With its appealing features and convenient access to transport, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your own.

### **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**

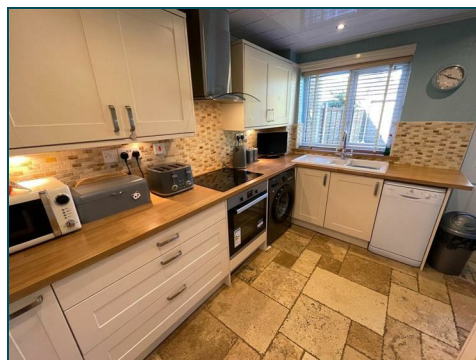
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important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

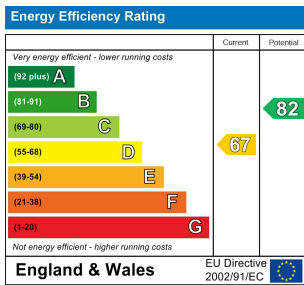
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

### **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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