



## 261 Thanet Road, York, YO24 2PE

Three Bedroom Semi-Detached | Driveway Parking | Close to York City Centre | Good Sized Rear Garden

- Semi-Detached
- Gas Central Heating
- Council Tax Band B
- Three Bedrooms
- Freehold
- Close to York City Centre
- Driveway Parking
- EPC - D
- Enclosed Rear Garden

**£1,300 Per Month**

Jigsaw Letting are pleased to welcome to the market this charming semi-detached house on Thanet Road, York! This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind.

The house features a well-maintained shower room, ensuring convenience for all residents and this home offers a comfortable living space with modern decor throughout, creating a stylish and inviting atmosphere.

Situated close to York City Centre, you'll have easy access to all the amenities and attractions the city has to offer. The property also includes parking for two vehicles, making coming home a breeze.

One of the highlights of this lovely home is the large rear garden, providing a tranquil outdoor space for gardening, hosting barbecues, or simply enjoying the fresh air. Additionally, the driveway parking adds to the convenience of this property, ensuring you never have to worry about finding a parking spot.

Don't miss out on the opportunity to let this house in close proximity to York. Book a viewing today and discover the endless possibilities this property has to offer!

#### **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**

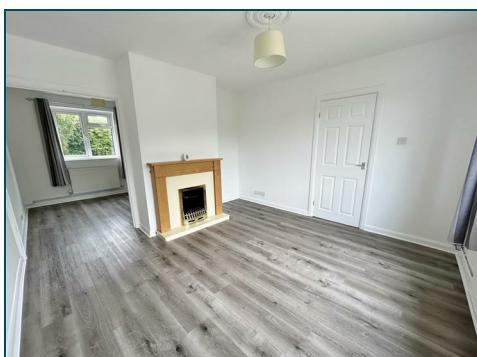
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

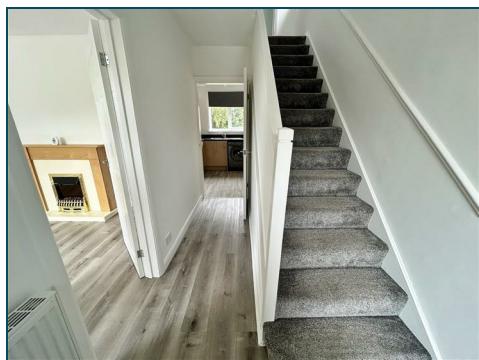
#### **OPENING HOURS LETTING TEAM**

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.





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68	83	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			EU Directive 2002/91/EC		



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