



## Flat 1, 21 Sycamore Road, Barlby, YO8 5XA

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

- Apartment
- Electric Room Heaters
- Council Tax Band A
- One Bedroom
- Leasehold
- Off street Parking
- EPC D

**£550 Per Month**

One Bedroom Apartment | Village Location | Off Street Parking | Ideal For A Single Person

Jigsaw Letting are pleased to welcome to the market this delightful one-bedroom apartment on Sycamore Road. Nestled in the charming village of Barlby, this delightful apartment offers a perfect blend of comfort and modern living. The property has been recently refurbished, ensuring a fresh and inviting atmosphere for its new occupant.

Upon entering, you will find a well-appointed reception room that serves as a versatile space for relaxation. The bedroom is thoughtfully designed to provide a peaceful retreat, ideal for a single person seeking a tranquil home. The apartment also features a contemporary bathroom, equipped with modern fixtures to enhance your daily routine.

One of the standout features of this property is the convenience of off-street parking, allowing for easy access and peace of mind. The village location adds to the appeal, offering a sense of community while still being within reach of local amenities.

This apartment is an excellent opportunity for those looking to embrace a low-maintenance lifestyle in a picturesque setting. This property is sure to meet your needs. Don't miss the chance to make this charming 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.

### **UTILITIES MATERIAL INFORMATION**

Electricity supply – Mains

Water supply – Mains

Sewerage – Mains

Heating –Electric heaters

Broadband – FTTC (fibre to the cabinet)

Mobile signal/coverage is good in this area





