



55 Clog Mill Gardens, Holmes Lane, Selby, YO8 3ED

One Bedroom Maisonette | Popular Development | Walking Distance To Bus & Train Station | Allocated Parking

- Maisonette
- EPC - B
- Great for Commuters
- One Bedroom
- Gas Central Heating
- Popular Development
- Leasehold
- Council Tax Band - A
- Allocated Parking

£700 PCM

Jigsaw Letting are pleased to welcome to the market this charming one-bedroom maisonette located in the sought-after Clog Mill Gardens, Selby. This delightful property is perfect for individuals or couples seeking a comfortable and convenient living space.

Upon entering, you will find a well-proportioned reception room that offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The maisonette features a spacious bedroom, providing a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

Situated within a popular development, this property is particularly appealing for commuters, as it offers easy access to local transport links, making your daily travels a breeze. Additionally, the maisonette comes with allocated parking for one vehicle, providing you with the convenience of off-street parking.

This property presents an excellent opportunity for those looking to enjoy a modern lifestyle in a vibrant community. With its desirable location and practical features, this maisonette is not to be missed. Please note an additional service charge will be added of £205 per month including gas, electric, water, ground maintenance, window cleaning and boiler servicing bringing the total monthly amount due to £905pcm.

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 or call for more details

LETTINGS VIEWINGS

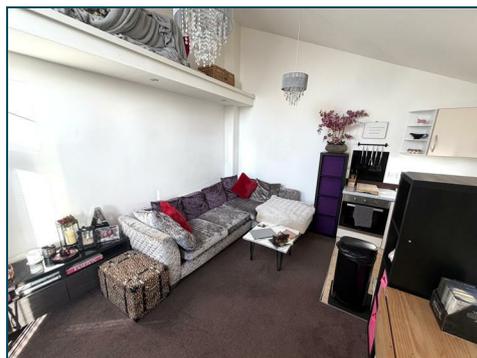
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important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

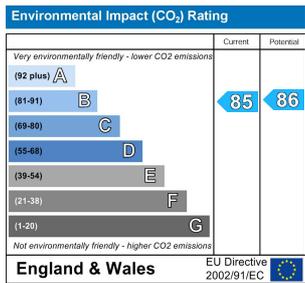
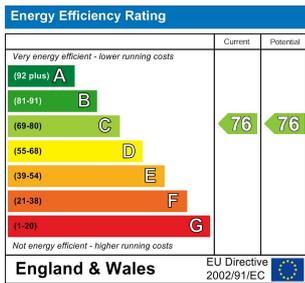
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

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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