



27 Millfield Drive, Camblesforth, Selby, YO8 8JY

Three Bedroom Semi-Detached | Quite Village Location | Garage and Driveway Parking | Rear Garden | Feature Fireplace in Lounge

- Semi Detached
- Gas Central Heating
- Council Tax Band B
- Three Bedrooms
- Freehold
- Village Location
- Garage and Driveway Parking
- EPC C

£875 PCM

Jigsaw Letting are pleased to welcome to the market this delightful semi-detached house on Millfield Drive nestled in the charming village of Camblesforth. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, while the elegant French doors lead seamlessly to the rear garden, creating a lovely indoor-outdoor flow.

The property boasts gardens both to the front and rear, providing a tranquil outdoor space for gardening enthusiasts or simply enjoying the fresh air. For those with vehicles, there is convenient parking available, along with a garage and driveway, ensuring that your parking needs are well catered for.

Situated in an ideal location, this home offers easy access to major commuting routes, making it perfect for those who travel to Selby, York, Hull, or beyond via the M62. The village setting adds to the appeal, providing a peaceful atmosphere while still being well-connected to nearby towns and cities.

This property presents a wonderful opportunity for anyone looking to settle in a friendly community with all the amenities needed for modern living. Don't miss the chance to make this charming house 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 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 ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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