



## 22 Yarburgh Way, York, YO10 5HG

Three Bedroom Detached Bungalow | Popular Location | Driveway & Garage Parking | Viewing Highly Recommended | Close to Amenities

- Detached Bungalow
- Freehold
- Driveway & Garage Parking
- Three Bedrooms
- EPC: TBC
- Close to Amenities
- Popular Location
- Gas Central Heating

**£1,400 PCM**

Jigsaw letting are pleased to welcome to the market this delightful three bedroom detached bungalow, nestled in the charming area of Yarburgh Way, offering a perfect blend of comfort and convenience. With a well-designed layout, the property features a spacious reception room that invites natural light, creating a warm and welcoming atmosphere for family gatherings or quiet evenings in.

The bungalow comprises three generously sized bedrooms, providing ample space for relaxation and rest. The well-appointed bathroom ensures that daily routines are both practical and enjoyable. The property benefits from gas central heating, ensuring a cosy environment throughout the year.

One of the standout features of this home is the driveway, which offers parking for up to three vehicles, along with a garage for additional storage or vehicle protection. This is particularly advantageous in a popular location like this, where parking can often be a challenge.

The surrounding area is known for its community spirit and accessibility to local amenities, making it an ideal choice for families or those looking to downsize without compromising on quality of life. This bungalow presents a wonderful opportunity to enjoy single-storey living in a sought-after neighbourhood.

In summary, this detached bungalow on Yarburgh Way is a rare find, combining practicality with a desirable location. It is perfect for anyone seeking a comfortable home in the historic city of York.

#### **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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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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