



## 29 Ryedale Way, Brayton, Selby, YO8 9BP

Redecorated & New Carpets Throughout | Two Bedroom Semi-Detached | Sought After Location | Driveway Parking For Two Cars | Close To Local Amenities | Viewing Highly Recommended

- Semi Detached
- Gas Central Heating
- Council Tax Band A
- Two Bedrooms
- Freehold
- Popular Location
- Driveway Parking
- EPC
- Close To Town Centre

£850 PCM

Jigsaw Letting are pleased to welcome to the market this property on Ryedale Way, Selby - a charming semi-detached house that offers the perfect blend of comfort and style. This property boasts a modern fitted dining kitchen, two bedrooms, a lounge reception room, and a well-maintained bathroom, this home provides ample space for a small family or professionals looking for a cosy retreat.

One of the standout features of this property is the sought-after location, offering convenience and a sense of community. The driveway with parking for two vehicles ensures that you will never have to worry about finding a spot for your cars after a long day.

Being within walking distance of Selby Town Centre, this property provides access to all local amenities and for commuters.

Whether you are looking to relax in the cosy living room, or unwind in one of the comfortable bedrooms, this house has something for everyone. Don't miss out on the opportunity to make this lovely property your new home in Selby.

#### **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
<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	



safeagent  
11 Finkle Street, Selby, North Yorkshire, YO8 4DT  
info@jigsawmove.co.uk | www.jigsawmove.co.uk | info@jigsawletting.co.uk | www.jigsawletting.co.uk  
Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227

