



51 Broadmanor, North Duffield, Selby, YO8 5RZ

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

- Semi Detached in Rural Village Location
- LPG Gas Heating
- Two Reception Rooms
- Three Bedrooms With Fitted Wardrobes To Master
- Council Tax Band - C
- Sought After Location
- Garage & Driveway Parking for Multiple Cars
- EPC - D
- Downstairs WC

£1,000 Per Month

Nestled in the charming village of North Duffield, this delightful semi-detached house on Broadmanor offers a perfect blend of comfort and convenience. Built in 1985, the property spans an inviting 786 square feet, providing ample space for families or those seeking a peaceful retreat.

Upon entering, you are greeted by two well-proportioned reception rooms, ideal for both relaxation and entertaining guests. The layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout. The property boasts three spacious bedrooms, each offering a tranquil space to unwind after a long day. With two bathrooms, morning routines are made easy, accommodating the needs of a busy household.

The exterior of the home is equally impressive, featuring a garage and parking space for up to four vehicles, a rare find that adds to the convenience of this property. The garden area provides a lovely outdoor space, perfect for enjoying the fresh air or hosting summer barbecues.

Located in the picturesque North Duffield, residents can enjoy the benefits of village life while still being within easy reach of Selby and its amenities. This property is an excellent opportunity for those looking to settle in a friendly community with a strong sense of belonging.

In summary, this three-bedroom semi-detached house on Broadmanor is a wonderful family home, combining practical living spaces with a desirable location. Do not miss the chance to make this charming property your own.

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?

Apply Online & Save Time!

To book a viewing, simply visit our website and click 'Register to View a Property' from the main menu.

If you are interested in the property after your viewing, you can download and complete our 'Property Rental Application' form directly from our website.

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.

UTILITIES MATERIAL INFORMATION.

Electricity supply – mains

Water supply – mains

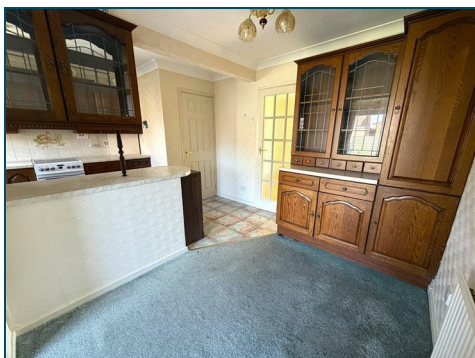


Sewerage – mains

Heating – ,LPG heating

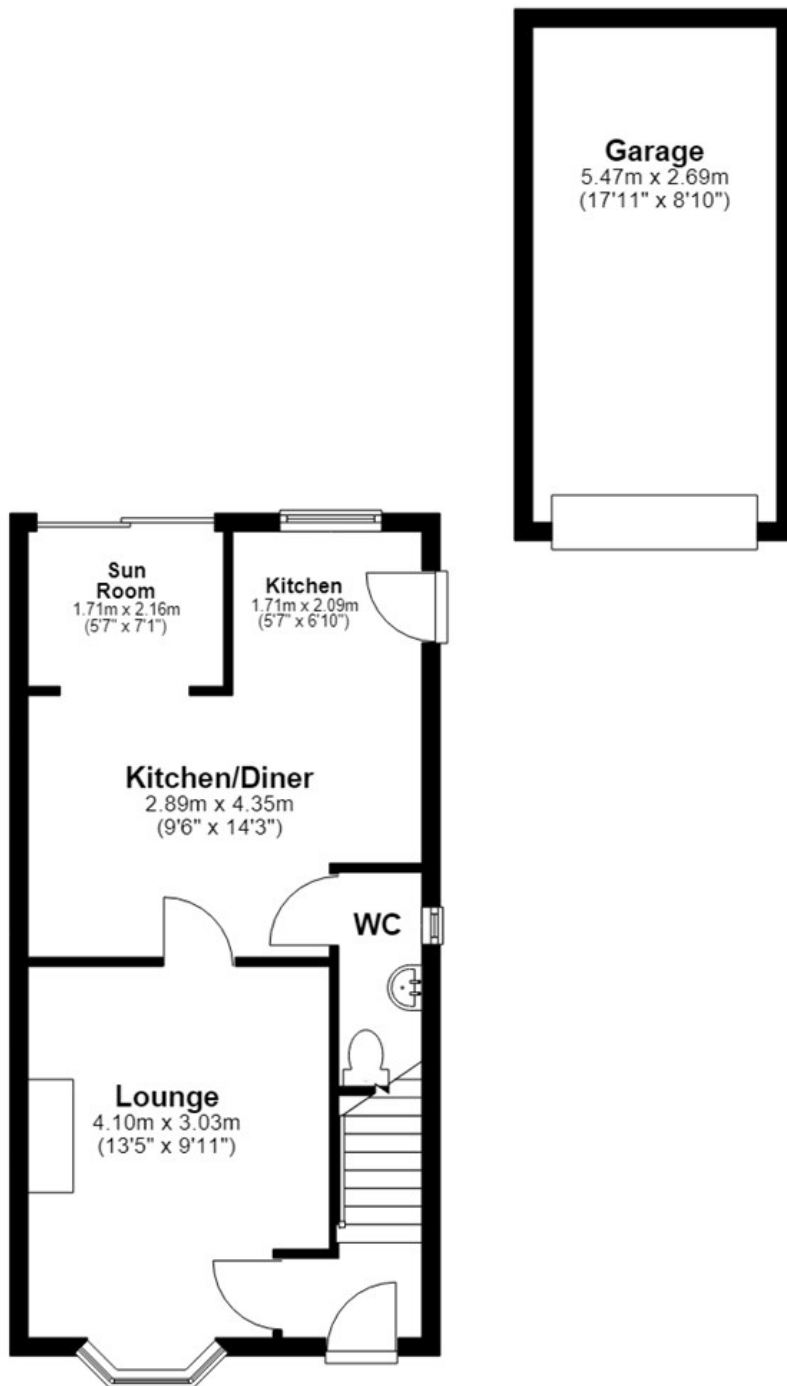
Broadband – FTTC (fibre to the cabinet)

Mobile signal/coverage is good in this area



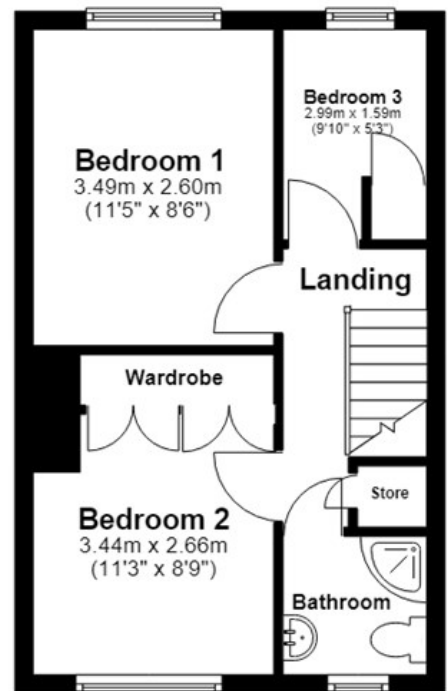
Ground Floor

Approx. 53.3 sq. metres (573.4 sq. feet)



First Floor

Approx. 31.3 sq. metres (337.1 sq. feet)



Total area: approx. 84.6 sq. metres (910.5 sq. feet)

