



## 24 Nautica House, The Waterfront, Selby, YO8 8FD

Two Bedroom Apartment | Allocated Parking | Ideal For Commuters | Town Center Location.

- Apartment
- Electric Central heating
- Tax Band B
- Two Bedroom
- Freehold
- Allocated Parking
- EPC TBC

**£650 PCM**

Jigsaw Letting are please to welcome to the market Nautica House, a charming two-bedroom apartment located in the picturesque setting of The Waterfront in Selby. This delightful property boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day.

As you step into the apartment, you are greeted by two well-proportioned bedrooms. The family bathroom provides convenience and comfort, ensuring your daily routines are met with ease.

Situated on the second floor, this apartment offers a peaceful retreat away from the hustle and bustle of everyday life. The allocated parking space ensures that you never have to worry about finding a spot for your vehicle, adding a touch of convenience to your daily life.

Nestled in an ideal location, Nautica House provides easy access to local amenities, schools, and transport links, making it a perfect choice for those seeking a harmonious blend of comfort and convenience. Don't miss out on the opportunity to make this lovely apartment your new home sweet 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.

#### **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**

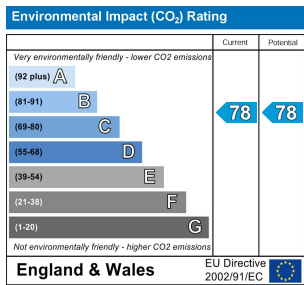
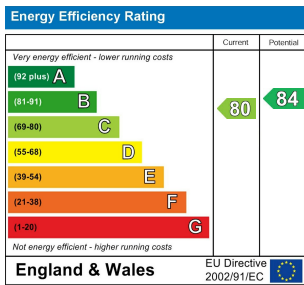
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

#### **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.







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