



## 42a Spruce Way, Selby, North Yorkshire, YO8 8FJ

Two Bedroom Mid-Terrace | Driveway Parking | Enclosed Rear Garden | Ideal Location.

- Two Bedrooms
- Leasehold
- Downstairs WC
- Mid-Terrace
- EPC C
- Enclosed Rear Garden
- Driveway Parking
- Council Tax Band B
- Close To Town Center

**£825 PCM**

Jigsaw Letting are pleased to welcome to the market Spruce Way, Selby - a charming mid-terrace house that could be your next dream home! This lovely property boasts a cosy open plan kitchen lounge, perfect for entertaining guests or simply relaxing after a long day. With one reception room, two bedrooms, and a well-maintained bathroom, this house offers a comfortable and practical living space.

Convenience is key with driveway parking available for one vehicle, making coming home a breeze. The enclosed rear garden provides a private outdoor space where you can enjoy a morning coffee or host a summer barbecue with friends and family.

Located within walking distance to Selby town center, you'll have easy access to a variety of shops, restaurants, and amenities. For commuters, this property is in an ideal location, ensuring a stress-free journey to work or leisure activities.

Don't miss out on the opportunity to make this house your home and enjoy all the benefits of living in such a fantastic location. Book a viewing today and start envisioning the life you could create in this wonderful home on Spruce Way!

#### **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**

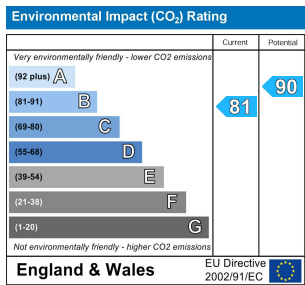
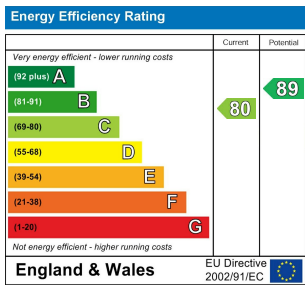
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

#### **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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