



## 118 Moat Way, Selby, Brayton, North Yorkshire, YO8 9TE

Two Bedroom Apartment | Allocated Parking | Ideal Location | Close To Local Amenities.

- First Floor Apartment
- Freehold
- Council Tax Band B
- Two Bedrooms
- Electric Central Heating
- Allocated Parking
- EPC D

**£700 PCM**



Jigsaw Letting are pleased to welcome to the market this first-floor apartment located in the sought-after Moat Way, Brayton. This property boasts a cosy reception room, two comfortable bedrooms, and a modern bathroom, making it the perfect space for a small family or professionals looking for a convenient and stylish living arrangement.

One of the standout features of this apartment is the Juliette balcony, offering a lovely spot to enjoy your morning coffee or unwind after a long day. The allocated parking space ensures you never have to worry about finding a place to park your vehicle, adding a touch of convenience to your daily routine.

Situated in an ideal location, this apartment provides easy access to local amenities, schools, and transport links, making it a practical choice for those seeking a well-connected home. Whether you're looking to settle down or invest in a property with great potential, this apartment ticks all the boxes.

Don't miss out on the opportunity to make this charming apartment your own. Contact us today to arrange a viewing and take the first step towards calling Moat Way, Brayton your new 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**

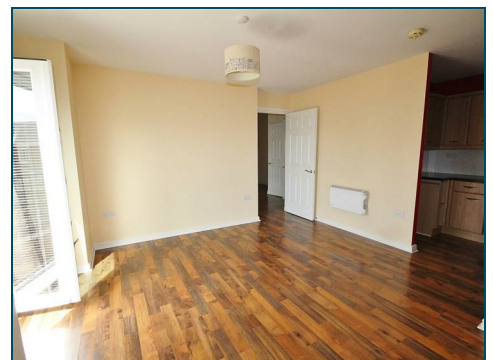
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important 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**

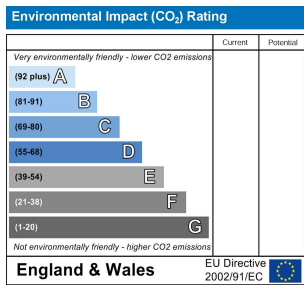
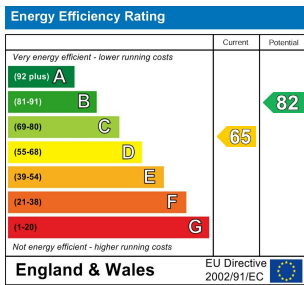
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

#### **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.







**safeagent**

11 Finkle Street, Selby, North Yorkshire, YO8 4DT

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