



## 54 Ryedale Way, Selby, North Yorkshire, YO8 9BP

Two Bedroom Semi-Detached House | Sought After Location | Driveway Parking | Walking Distance To Town Center | Enclosed Rear Garden

- Semi-Detached
- Gas Central Heating
- Council Tax Band A
- Two Bedroom
- Freehold
- Gardens To Front & Rear
- Driveway Parking
- EPC D
- Close To Town Centre & Local Amenities

**£880 PCM**

Jigsaw Letting are pleased to welcome to the market this charming semi-detached house on Ryedale Way, Selby! This property boasts a modern kitchen, and offers a cosy living space, ideal for relaxing or entertaining guests. With two bedrooms, there's plenty of space for a small family or guests to stay over.

Situated in a sought-after location, this home provides easy access to the town centre and local amenities, making daily errands a breeze. The convenience of driveway parking ensures you'll never have to worry about finding a spot after a long day out.

One of the highlights of this property is the front and rear garden, offering a lovely outdoor space to enjoy some fresh air. Whether you're a green thumb or just enjoy soaking up the sun, this garden is sure to be a delightful retreat.

Don't miss out on the opportunity to make this house your home sweet home in Selby. Book a viewing today and envision the possibilities that await in this lovely abode!

#### **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**

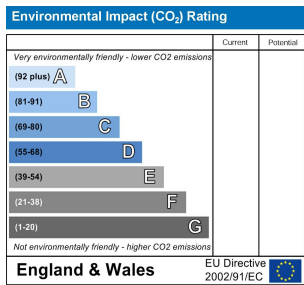
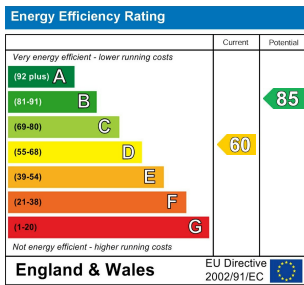
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

#### **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.







11 Finkle Street, Selby, North Yorkshire, YO8 4DT  
[info@jigsawmove.co.uk](mailto:info@jigsawmove.co.uk) | [www.jigsawmove.co.uk](http://www.jigsawmove.co.uk) | [info@jigsawletting.co.uk](mailto:info@jigsawletting.co.uk) | [www.jigsawletting.co.uk](http://www.jigsawletting.co.uk)  
 Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227



Look for Propertymark Protection to ensure your agent is qualified and regulated