



**31A Fox Lane, Thorpe Willoughby, YO8 9NA**

**Two Bedroom Apartment | Village Location | Recently Refurbished to High Standard | Allocated Parking To Rear**

- Apartment
- Gas Central Heating
- Council Tax Band A
- Two Bedrooms
- Leasehold
- Brand New Modern Interior
- Allocated Parking
- EPC D

**£700 PCM**

Jigsaw Letting are pleased to welcome to the market this delightful two-bedroom apartment on Fox Lane nestled in the charming village of Thorpe Willoughby. Recently refurbished, the property boasts a contemporary aesthetic that is both inviting and functional.

Upon entering, you will find a well-proportioned reception room that serves as an ideal space for relaxation or entertaining guests. The heart of the home is undoubtedly the modern fitted kitchen, which is equipped with stylish fixtures and ample storage, making it a joy for any home cook.

The two bedrooms are generously sized, providing comfortable retreats for rest and relaxation. The bathroom is tastefully designed, ensuring convenience and comfort for all residents.

With a total area of 635 square feet, this house is perfectly suited for individuals or small families seeking a cosy yet spacious environment. An allocated parking space at the rear of the property adds to the convenience, allowing for easy access and peace of mind.

Living in Thorpe Willoughby means enjoying the benefits of village life, with local amenities and a friendly community atmosphere just a stone's throw away. This property is an excellent opportunity for those looking to embrace a modern lifestyle in a picturesque setting. Don't miss the chance to make this lovely house 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.

#### **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

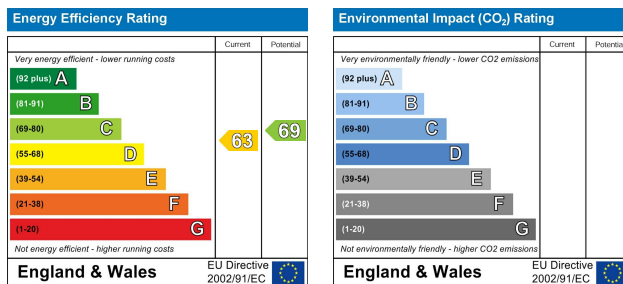
#### **TO LET PROPERTY DETAILS**

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 | www.jigsawmove.co.uk | info@jigsawletting.co.uk | www.jigsawletting.co.uk  
 Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227

A row of five gold circular medals with ribbons. Each medal has text including "BEST", "SAFEGENT", and "2022".

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

A portrait of a middle-aged man with short grey hair, wearing a blue suit jacket over a light blue shirt, smiling.