



## 1a Audus Street, Selby, YO8 4HJ

Maisonette | One Bedroom | Fully Renovated Throughout | Done To A High Standard | Town Centre Location | Viewing Highly Recommended When Ready

- Masionette
- Electric Heating
- Council Tax Band - A
- One Bedroom
- Leasehold Property
- Newly Renovated To High Standard
- Street Parking
- EPC Rating - TBC
- Town Center Location

**£750 PCM**

Jigsaw Move are pleased to welcome you to Audus Street, Selby! This charming maisonette is a perfect gem for those looking to step onto the property ladder. Situated in the heart of the town centre, this property boasts a modern interior that has been meticulously done to a high standard.

As you step inside, you'll be greeted by a newly renovated cosy living/dining room, ideal for entertaining guests or relaxing after a long day. The property features one bedroom, offering a comfortable space to unwind and rest. The shower room is sleek and contemporary, adding a touch of luxury to your daily routine.

With no onward chain, this maisonette is ready and waiting for its new owners to move in and make it their own. Whether you're a first-time buyer or looking for a convenient town centre location, this property ticks all the boxes.

Don't miss out on the opportunity to own this stylish maisonette in Selby. Contact us today to arrange a viewing and take the first step towards owning your own piece of modern living in this vibrant town.

Scan the QR code in the first photograph to be given a virtual CGI tour of the layout of the property.

**\*\* Images are illustrations purposes and some differences with colours or finishes may vary\*\***

Lease Length – TBC  
Ground Rent – TBC  
Service Charge - TBC

Jigsaw Letting are pleased to welcome to the market this delightful one-bedroom maisonette nestled in the heart of Selby. On the charming Audus Street, this offers a perfect blend of modern living and comfort. The property has been meticulously renovated to a high standard, showcasing a sleek and contemporary interior that is sure to impress.

As you enter, you are welcomed into a newly renovated cosy living and dining room, which serves as the heart of the home. This inviting space is perfect for relaxation or entertaining guests, providing a warm atmosphere that feels both stylish and homely. The well-appointed kitchen complements the living area, making it a practical yet elegant space for culinary pursuits.

The bedroom is a tranquil retreat, designed to offer a peaceful night's sleep, while the bathroom features modern fixtures and finishes, ensuring a refreshing experience.

This apartment is ideally situated in the town centre, placing you within easy reach of local amenities, shops, and transport links, making it an excellent choice for those seeking convenience and accessibility.

This maisonette presents a unique chance to enjoy contemporary living in a vibrant location. Do not miss the opportunity to make this lovely property 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

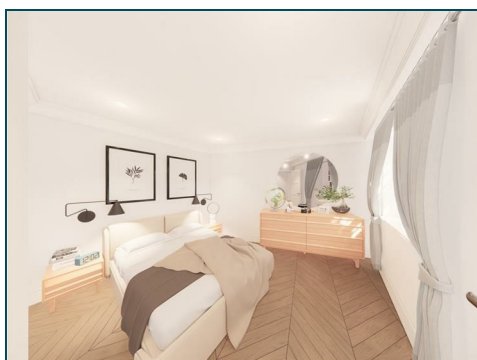
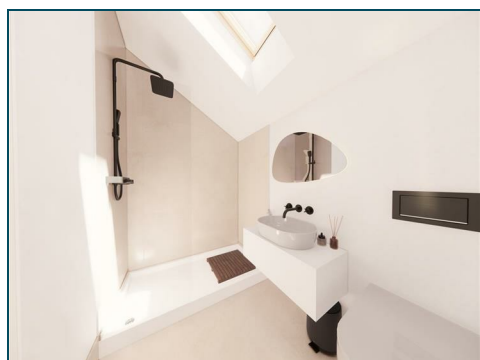
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

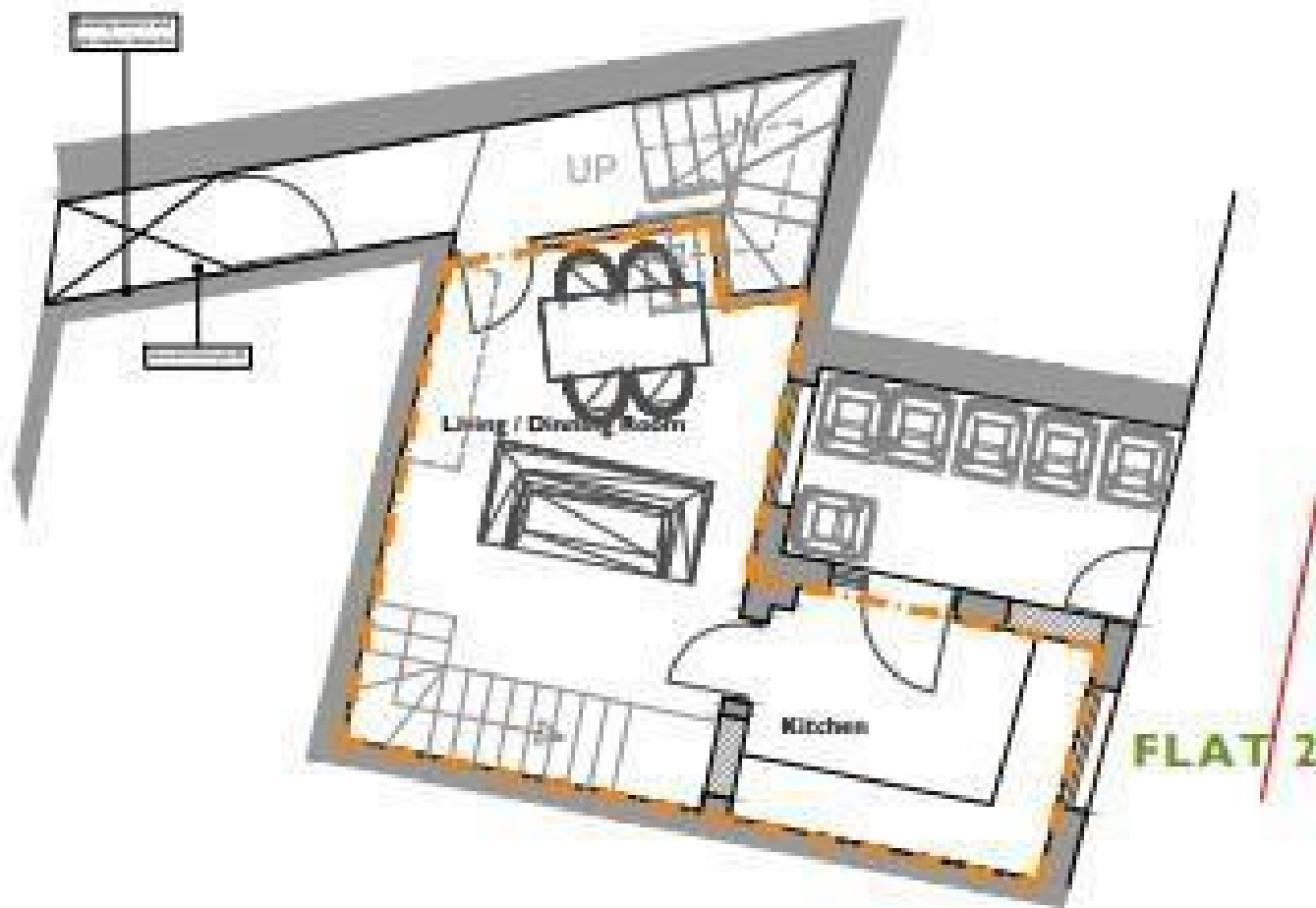
### OPENING HOURS LETTING TEAM

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.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



  
 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

