



## 31 Londesborough Street, Selby, North Yorkshire, YO8 4AW

Three Bedroom Mid-Terrace | Central Location | Street Parking | Modern Fitted Kitchen | Integrated Fridge Freezer | Viewing Highly Recommended

- Mid Terrace
- Gas Central Heating
- Council Tax Band A
- Three Bedrooms
- Freehold Property
- Utility Room
- Street Parking
- EPC TBC
- Central Location

**£825 PCM**

Jigsaw Letting are pleased to welcome to the market this delightful mid-terrace nestled on Londesborough Street in the charming town of Selby. This house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The heart of the home is undoubtedly the newly fitted kitchen, which boasts modern integrated appliances, including a fridge freezer, making it a joy for any culinary enthusiast.

The house features three well-proportioned bedrooms, ideal for families or those seeking extra space for guests or a home office. The bathroom is conveniently located, ensuring ease of access for all residents. Additionally, the property includes a utility area, providing practical storage solutions and laundry facilities.

Outside, you will find a rear yard, perfect for enjoying the fresh air or hosting summer gatherings. On-street parking is available, adding to the convenience of this central location. Residents will appreciate the close proximity to transport links, making commuting and exploring the surrounding areas a breeze.

This property is an excellent opportunity for anyone looking to settle in a vibrant community with easy access to local amenities. This charming house on Londesborough Street is well worth a visit.

### **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**

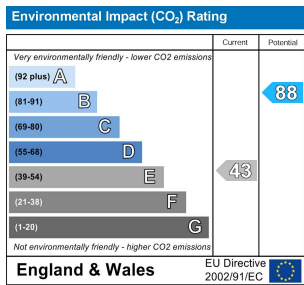
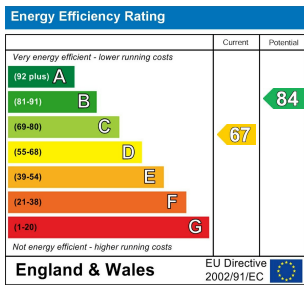
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

### **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.







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