



62 Bracken Way, Selby, YO8 8GQ

Brand New Build Detached | Master Bedroom With Ensuite | Popular Staynor Hall Development | Modern Interior | Garage With EV Charger | Solar Panels On Roof | Dual Zone Heating | Brand New Carpet/Flooring

- Detached New Build
- Garage & Driveway Parking
- Freehold
- Master Bedroom With Ensuite
- Four Bedrooms
- EPC B
- Modern Decor Throughout
- Gas Central Heating
- Council Tax Band TBC
- Sought After Location

£1,450

Jigsaw Letting are pleased to welcome to the market this stunning detached house located on Bracken Way in the desirable town of Selby. This modern new build offers a perfect blend of contemporary living and comfort, making it an ideal family home.

As you enter, you are greeted by two spacious reception rooms, providing ample space for relaxation and entertaining guests. The property boasts four well-proportioned bedrooms, ensuring that everyone has their own private retreat. With two stylish bathrooms, including a convenient downstairs WC, morning routines will be a breeze for the whole family.

The heart of the home is undoubtedly its modern design, featuring new carpets and flooring throughout, which adds a fresh and inviting atmosphere. The property is equipped with solar panels, a thoughtful addition with the intention of reducing utility bills, making it not only eco-friendly but also economical. Furthermore, an electric vehicle charger is available, catering to the needs of modern living.

Outside, you will find parking space for up to three vehicles, a valuable asset in this sought-after location. The surrounding area is known for its community spirit and accessibility to local amenities, making it a perfect choice for families and professionals alike.

In summary, this exceptional property on Bracken Way is a rare find, combining modern features with practical living spaces in a highly desirable neighbourhood. Do not miss the opportunity to make this house your 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 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

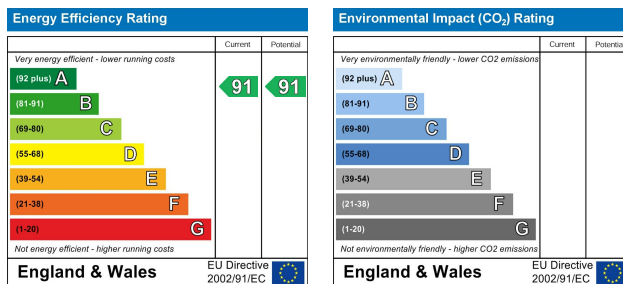
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

TO LET PROPERTY DETAILS

Whilst we endeavour to make our property details 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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A row of five gold award medals with ribbons. The text on the medals includes "BEST", "Jigsaw", and "2022".

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

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A portrait of a man in a blue suit and white shirt, smiling.