



## 1 Larch Road, Selby, North Yorkshire, YO8 8RJ

Two Bedroom Semi Detached | Driveway Parking | Downstairs WC | Close To Local Amenities And Transport Links

- Semi Detached
- Gas Central Heating
- Council Tax Band B
- Two Bedrooms
- Freehold
- Enclosed Rear Garden With Patio
- Driveway Parking
- EPC C
- Sought After Location

**£850 PCM**



Jigsaw Letting are pleased to welcome to the market this delightful detached house nestled on Larch Road in the charming town of Selby. With easy access to the town centre and excellent transport links to York, Leeds, and Doncaster, this property is ideally situated for those who appreciate both tranquillity and connectivity.

Upon entering, you will find a spacious kitchen/diner that serves as the heart of the home. The kitchen is well-equipped and features patio doors that open up to an enclosed rear garden, creating a seamless transition between indoor and outdoor living. This garden is a true gem, complete with a lovely decking area, perfect for enjoying al fresco dining or simply relaxing in the sun.

The property also boasts the added benefit of driveway parking, ensuring that you have a secure and convenient space for your vehicle. The surrounding area is known for its friendly community and vibrant atmosphere, making it a popular choice for families and professionals alike.

In summary, this semi detached house on Larch Road presents an excellent opportunity for anyone seeking a comfortable home in a well-connected location. With its appealing features and proximity to local amenities, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property 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](http://www.jigsawletting.co.uk) or call for more details

### **LETTINGS VIEWINGS**

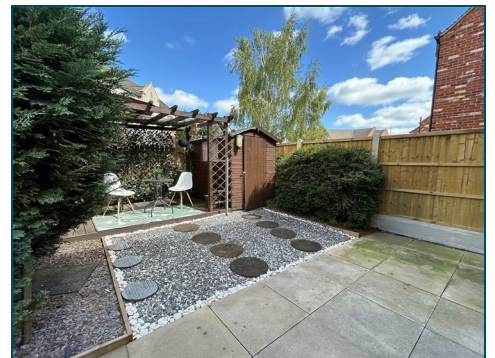
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important 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**

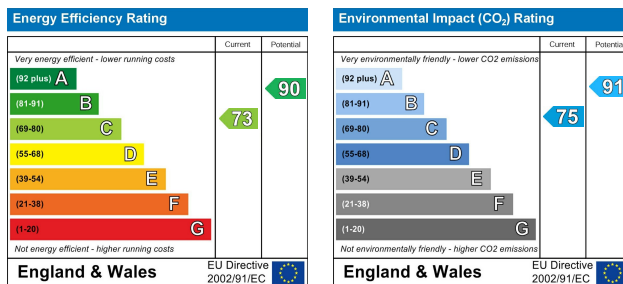
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

### **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

