



44 Bracken Way, Staynor Hall, 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

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

£1,250 PCM

Jigsaw Letting are pleased to welcome to the market this charming detached house on Bracken Way offers a perfect blend of comfort and convenience. Nestled in the desirable area of Staynor Hall, Selby, with three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features a welcoming reception room, providing a lovely area for relaxation and entertaining guests.

The property boasts three modern bathrooms, one family bathroom and one ensuite, ensuring that morning routines are a breeze for all occupants. A convenient downstairs WC adds to the practicality of the home, making it suitable for both family living and hosting visitors.

Outside, you will find an enclosed rear garden, perfect for enjoying the outdoors in privacy. The garden offers ample space for children to play or for gardening enthusiasts to cultivate their green thumbs. Additionally, the property includes a garage and driveway parking for two vehicles, providing secure and convenient parking options.

Situated in a popular development, this home is located in a sought-after area, making it an excellent choice for those looking to settle in a vibrant community. With its appealing features and prime location, this property is not to be missed.

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

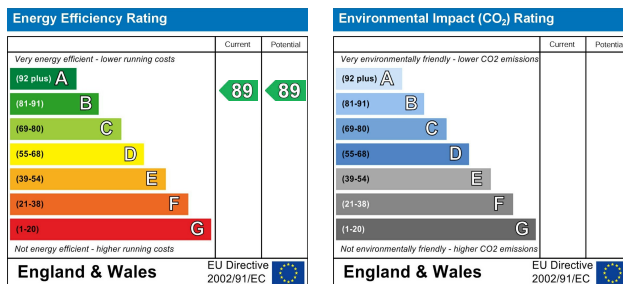
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

TO LET PROPERTY DETAILS

Whilst we endeavour to make our property details 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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A portrait of a middle-aged man with short grey hair, wearing a blue suit jacket over a light blue shirt. He is smiling slightly and looking towards the camera.