



### 33 Hornbeam Close, Staynor Hall, Selby, North Yorkshire, YO8 8FS

Two Bedroom Mid Terrace | Sought After Development | Driveway Parking | Downstairs WC | Close To Local Amenities

- Mid Terrace
- Gas Central Heating
- Council Tax Band B
- Two Bedrooms
- Freehold
- Ideal Location
- Driveway Parking
- EPC C
- Enclosed Rear Garden

**£895 PCM**

Jigsaw Letting are pleased to offer this immaculate two bedroom mid-terrace property situated in the popular location of Staynor Hall Development, close to Selby town centre. The property consists of entrance hallway, modern fitted kitchen diner, downstairs WC and modern lounge. The First floor consists of two double bedrooms, family bathroom with bath and shower over. GCH. Driveway parking. Enclosed back garden.

This property can be rented unfurnished, partly furnished or fully furnished.

Jigsaw Letting are pleased to welcome to the market this two bedroom mid terrace property nestled in the sought-after area of Hornbeam Close within the popular Staynor Hall development. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The ground floor also features a convenient downstairs WC, enhancing the practicality of the living space.

The kitchen is functional and well-equipped, leading seamlessly to the enclosed rear garden, which provides a private outdoor retreat for gardening enthusiasts or a safe play area for children. The garden is a delightful space to enjoy the fresh air and sunshine, ideal for summer barbecues or quiet evenings.

Parking is made easy with a dedicated driveway space for one vehicle, ensuring you have a secure place for your car. The property is conveniently located close to local amenities, including shops, schools, and parks, making daily life both easy and enjoyable.

This delightful home combines comfort, convenience, and a sense of community, making it a perfect choice for those looking to settle in a vibrant neighbourhood. Do not miss the chance to view this lovely property and envision your future in this wonderful location.

### **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

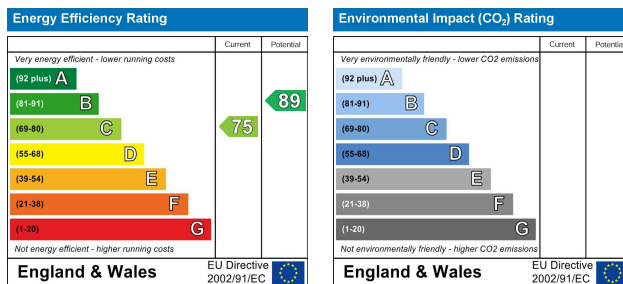
### **TO LET PROPERTY DETAILS**

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.









### 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 |         |           |

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**England & Wales**

EU Directive 2002/91/EC



**safeagent**

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