



Plot 3, Abbey Close White Street, Selby, YO8 4BP

Exclusive Development For 40 & Over | Semi - Detached Property | Two Double Bedrooms With En-Suites | Under Floor Heating On The Ground Floor | Air Source Heat Pump | Allocated Parking | Viewing Highly Recommended | New Build Properties

- Exclusive Development For 40 & Over
- Air Source Heat Pump
- Council Tax Band - TBC
- Two Double Bedrooms
- Freehold Property
- New Build Home
- Allocated Parking
- EPC - TBC
- En-Suites To Both Bedrooms

£875 PCM

Jigsaw Letting are delighted to welcome to the market this attractive semi-detached two bedroom home over two floors. To the ground floor is an entrance hall, leading to a cloakroom, with the living/dining area and kitchen which has the washing machine and dishwasher supplied and under floor heating through-out. On first floor are the two bedrooms, both with en-suite bathrooms all with radiators. The rear garden is partially paved with concrete textured paving and the rest is laid turf, with the boundary fenced off.

Newly built semi detached properties featuring two double bedrooms and en-suites on Abbey Close just off White Street in Selby. Abbey Close is a small, unique development of architectural designed homes consisting of five, two bedroom Rosemary house types and two, one bedroom Thyme houses. Both house types are exclusively for over 40's and their partners. All are light, maximising the space by careful design and are energy efficient, with air-source heat pump and a high standard of insulation to minimise heating costs. High speed broadband, stylish kitchens with all appliances from Howdens and Ideal Standard bathroom. The aim of the award winning builder WA Hare & Son who brought the site to life is to provide every comfort essential for contemporary living, combined with a traditional way of life. This property is also pet friendly.

Situated in the market town of Selby. The property is situated within 5 minutes walking distance to Selby Town Centre. Selby hosts a range of local amenities including a buzzing high street with; shops, doctors, opticians, beauty parlours, super markets, town hall, leisure centre, restaurants and is also home to the historical Selby Abbey. It is also close proximity to all major networks, Selby is ideal when commuting to York, Leeds, Hull and London.

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

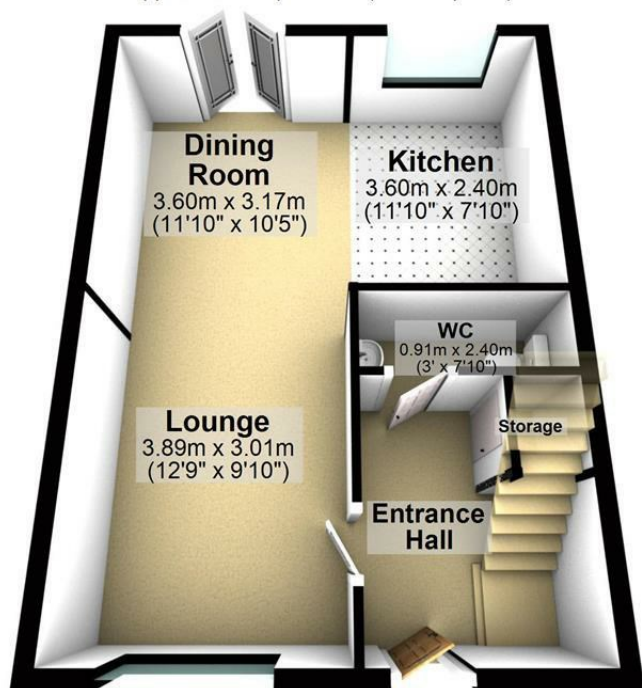
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.





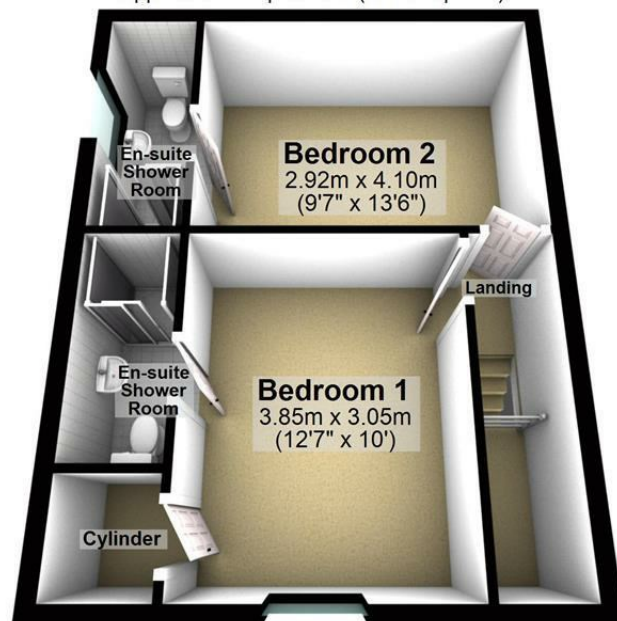
Ground Floor

Approx. 42.3 sq. metres (455.8 sq. feet)



First Floor

Approx. 34.7 sq. metres (374.0 sq. feet)



Total area: approx. 77.1 sq. metres (829.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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