



## 6 Prospect Walk, Camblesforth, Selby, YO8 8HQ

Two Bedroom Terraced Property | Popular Village Location | Enclosed Rear Garden | Viewing Highly Recommended | Recently Renovated

- Recently Renovated
- Freehold
- Enclosed Rear Garden
- Two Double Bedrooms
- EPC: D
- Viewing Highly Recommended
- Terraced Property
- Gas Central Heating

**£825 PCM**



Jigsaw Letting are pleased to welcome to the market this recently renovated mid-terrace house, nestled in the charming village of Camblesforth, offering a delightful blend of modern living and traditional character. With two spacious double bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home.

Upon entering, you are welcomed into a well-proportioned reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The layout of the house maximises space and light, creating a pleasant environment throughout.

The two double bedrooms are generously sized, providing ample room for furnishings and personal touches. The recent renovations ensure that the interiors are fresh and contemporary, making it easy for you to move in and make it your own.

One of the standout features of this property is the enclosed rear garden, which offers a private outdoor space for gardening, leisure, or simply enjoying the fresh air. This garden is a perfect retreat for those sunny days or a safe play area for children.

Living in Camblesforth means you can enjoy the tranquillity of village life while still being within easy reach of local amenities and transport links. This property presents an excellent opportunity for those looking to settle in a peaceful community with a strong sense of belonging.

In summary, this mid-terrace house on Prospect Walk is a wonderful choice for anyone seeking a modern, comfortable home in a picturesque village setting. With its two double bedrooms, inviting reception room, and lovely garden, it is sure to appeal. Don't miss the chance to make this delightful property your new 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**

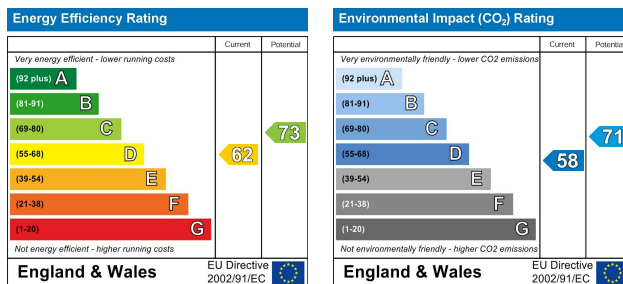
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

### **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.








  
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