



## 7a St. James Terrace, Selby, YO8 4HL

Town Centre Location | One Bedrooms | Ground Floor Apartment | Ideal for Commuters | Close to Amenities

- Ground Floor Apartment
- Gas Central Heating
- Close to Amenities
- One Bedroom
- EPC: D
- Town Centre Location
- Close to Commuter Links
- Leasehold

**£725 PCM**

Jigsaw Letting are pleased to welcome to the market this charming ground floor apartment located on St. James Terrace in the heart of Selby. This delightful one-bedroom property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a town centre lifestyle.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your needs, whether you envision a cosy living room or a stylish dining space. The apartment features a well-appointed bathroom, ensuring that your daily routines are both comfortable and efficient.

One of the standout features of this property is its prime location. Situated in the town centre, you will enjoy easy access to a variety of local amenities, including shops, cafes, and restaurants. Additionally, the apartment is conveniently close to commuter links, making it an excellent choice for those who travel for work or leisure.

The property benefits from gas central heating, ensuring a warm and inviting atmosphere throughout the year. This feature adds to the overall appeal, providing comfort during the colder months.

In summary, this one-bedroom ground floor apartment on St. James Terrace is a fantastic opportunity for anyone looking to embrace a vibrant town centre lifestyle while enjoying the comforts of home. With its spacious reception rooms, convenient location, and modern amenities, this property is not to be missed. We invite you to arrange a viewing and discover the potential of this lovely apartment for yourself.

#### **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**

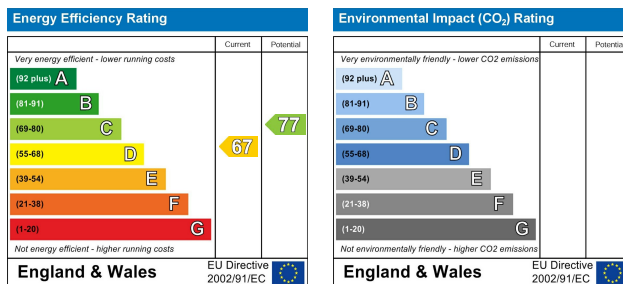
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

#### **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 |         |           |

| Current | Potential |
|---------|-----------|
|         |           |

**England & Wales**

EU Directive 2002/91/EC



**safeagent**

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Portrait of a man in a suit, likely the agent or a representative of the company.