



11 Kensington Street, York, YO23 1JA

Two Bedroom Mid-Terrace | York City Centre Location | Close to Amenities | Close to Commuter Links | On Street Parking | Pet Friendly

- Two Bedroom Mid-Terrace
- Freehold
- Gas Central Heating
- City Centre Location
- EPC Rating: D
- On Street Parking
- Close to Amenities
- Council Tax Band: B
- Open-Plan Kitchen Dining

£1,100 PCM

Jigsaw Letting are pleased to welcome to the market this delightful two bedroom mid-terrace house, nestled in the charming area of Kensington Street, York, offering a perfect blend of comfort and modern living. Spanning an inviting 775 square feet, the property features an open-plan layout that enhances the sense of space and light throughout.

Upon entering, you are greeted by a well-proportioned reception room, ideal for both relaxation and entertaining. The ground floor bathroom is conveniently located, providing practicality for everyday living. The two bedrooms are generously sized, making them perfect for a small family, guests, or even a home office.

The property benefits from gas central heating, ensuring warmth and comfort during the cooler months. On-street parking is available, adding to the convenience of this lovely home.

Kensington Street is situated in a desirable location, offering easy access to local amenities, parks, and transport links, making it an excellent choice for those seeking a vibrant community atmosphere. This mid-terrace house is a wonderful opportunity for those looking to downsize, combining modern living with the charm of York. 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 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

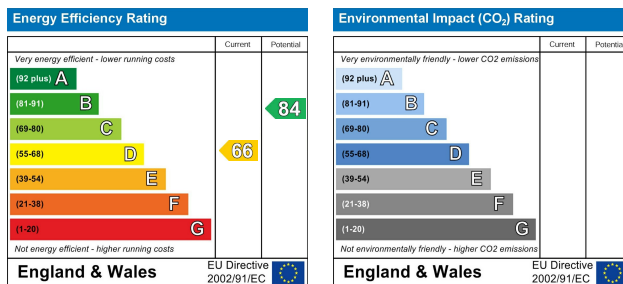
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

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 (CO₂) 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		

Current	Potential

England & Wales

EU Directive 2002/91/EC





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