



### 3 Cedar Way, Selby, Selby, YO8 8SD

Three Bedroom Semi-Detached | Popular Location | Off-Street Parking | Close To Local Amenities | Gas Central Heating | Viewing Highly Recommended

- Three Bedroom Semi-Detached
- EPC: C
- Gas Central Heating
- Garage & Driveway Parking
- Council Tax Band
- Close to Amenities
- Popular Location
- Freehold
- Great for Commuters

**£1,000 PCM**

Jigsaw Letting are pleased to welcome to the market this charming semi-detached house located on Cedar Way in the desirable Staynor Hall development of Selby. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The layout is both practical and inviting, ensuring a comfortable living experience. The property benefits from gas central heating, ensuring warmth and comfort throughout the colder months.

One of the standout features of this home is the garage, complemented by driveway parking for one vehicle, providing convenience and security for your transport needs. The location is particularly appealing, as it is situated close to a variety of amenities, making daily errands and leisure activities easily accessible.

This property represents a wonderful opportunity to reside in a popular area, combining modern living with the charm of a semi-detached home. If you are looking to settle into a family-friendly neighbourhood, this house on Cedar Way is certainly worth considering. Don't miss the chance to make it your own.

#### **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**

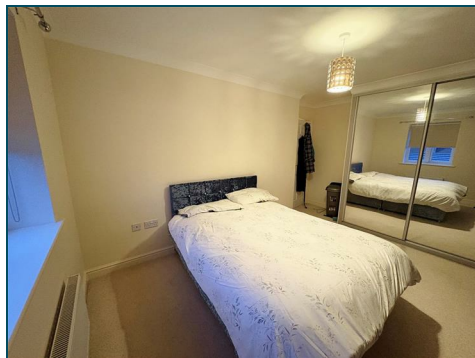
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important 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

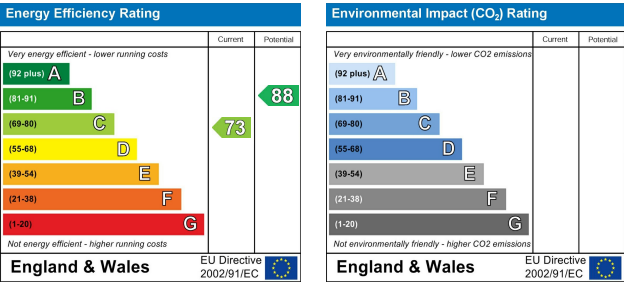
#### **TO LET PROPERTY DETAILS**

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.









REFER A FRIEND

RECEIVE UPON COMPLETION OF THE SALE

£100

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safeagent

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