



Hazel Cottage Wetherby Road, Rufforth, YO23 3QB

Stunning Three Bedroom Newly Refurbished Semi Detached | Off Street Parking For Two Cars | Great For Commuters | Village Location

- Semi-Detached
- Oil Central Heating
- Council Tax Band C
- Three Bedrooms
- Freehold
- Modern Interior
- Off-Street Parking
- EPC C
- Village Location

£1,400 Per Month

Jigsaw Letting are pleased to welcome to the market this newly refurbished semi-detached house on Wetherby Road. Nestled in the charming village of Rufforth, this offers a delightful blend of modern living and rural tranquillity. Spanning an impressive 1,798 square feet, this property is perfect for families or professionals seeking a comfortable and stylish home.

Upon entering, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. The heart of the home features a contemporary open-plan living area, designed to foster a warm and inviting atmosphere. This modern layout is ideal for both everyday living and hosting gatherings with friends and family.

The property boasts three well-proportioned bedrooms, ensuring plenty of room for rest and privacy. The bathroom is thoughtfully designed, catering to the needs of a busy household.

For those who commute, this location is particularly advantageous, offering easy access to nearby transport links while still retaining the peaceful charm of village life. Additionally, off-street parking for two vehicles adds to the convenience of this lovely home.

In summary, this semi-detached house on Wetherby Road is a fantastic opportunity for anyone looking to enjoy modern living in a picturesque village setting. With its generous space, stylish refurbishment, and excellent commuter links, it is sure to appeal. Don't miss the chance to make this wonderful 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

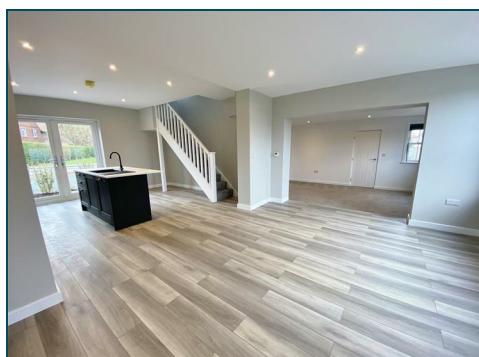
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important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





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



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