



## Pagnell Hall, 117 Main Road, Drax, YO8 8NT

Semi Detached Old School House Cottage | Rural Village Location | Off Street Parking | Character Property With High Ceilings And Large Windows

- Semi Detached Cottage
- Oil Central Heating
- Council Tax Band B
- Two Bedrooms
- Freehold
- Character Property
- Off Street Parking
- EPC E
- Rural Village Location

**£695 PCM**

Jigsaw Letting are pleased to welcome to the market this delightful semi-detached cottage nestled in the charming village of Drax. With its high ceilings and large feature windows, the property is filled with natural light, creating a warm and inviting atmosphere throughout.

The cottage boasts a well-proportioned reception room, ideal for relaxing or entertaining guests. The ground floor features a single bedroom, which can serve as a guest room or a study, providing flexibility to suit your needs. Upstairs, you will find a comfortable double bedroom, ensuring ample space for rest and relaxation.

The bathroom is conveniently located, offering all the necessary amenities for your daily routines. The property also benefits from off-street parking, adding to the convenience of village life.

Set in a rural location, this cottage is perfect for those seeking a peaceful retreat while still being within easy reach of local amenities. The surrounding countryside offers beautiful walks and a chance to enjoy the tranquillity of village living.

This characterful cottage is an excellent opportunity for anyone looking to embrace a quieter lifestyle in a picturesque setting. Do not miss the chance to make this charming cottage 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**

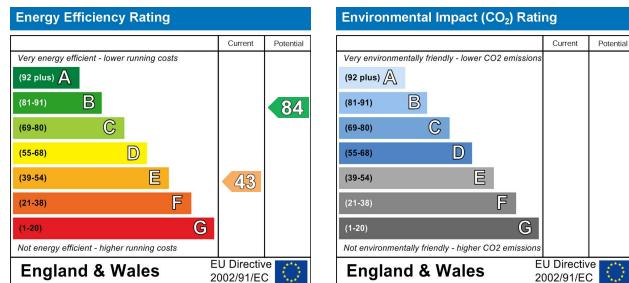
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

#### **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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