



## 5 The Green, Sutton-On-The-Forest, YO61 1DR

Two Bedroom Mid Terrace | Village Location | Parking To Rear | Enclosed Garden | Feature Fireplace | 20 Minute Drive To York City Centre

- Mid Terrace
- Gas Central Heating
- Council Tax Band C
- Two Bedrooms
- Freehold
- Quiet Village Location
- Off Street Parking
- EPC E

**£1,100**



Jigsaw letting are pleased to welcome to the market this delightful mid-terrace nestled in the charming village of Sutton-On-The-Forest. Built in 1880, the property boasts a rich history while providing all the comforts of contemporary life. Spanning 732 square feet, the home features a welcoming reception room that invites relaxation and social gatherings.

With two well-proportioned bedrooms, this residence is ideal for small families, couples, or individuals seeking a peaceful retreat. The bathroom is conveniently located, ensuring ease of access for all residents. The property also benefits from parking at the rear, adding to the convenience of village living.

One of the standout features of this home is its tranquil location. Situated in a quiet village, residents can enjoy the serenity of rural life while being just a short 20-minute drive from the vibrant city of York. This proximity allows for easy access to a wealth of amenities, cultural attractions, and entertainment options.

The rear garden provides a lovely outdoor space, perfect for enjoying the fresh air, gardening, or simply unwinding after a long day. This character property is a rare find in such a desirable location, making it an excellent opportunity for those looking to embrace village life without sacrificing access to urban conveniences. Viewing is a must as this property is sure to impress.

### **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.





