



45 The Laurels, Barlby, Selby, YO8 5LW

Two Bedroom End-Terrace Property | Close to Commuter Links | Two Double Bedrooms | Off-Street Parking | Popular Village Location | Viewing Highly Recommended

- Two Double Bedrooms
- EPC: B
- Great for Commuters
- End-Terrace
- Council Tax Band: B
- Off-Street Parking
- Popular Village Location
- Freehold

£950 Per Calendar Month

Jigsaw Letting are pleased to welcome to the market this charming end terrace house located in the desirable village of Barlby, Selby. This new build property, offers a modern living experience with a well-thought-out layout spanning 689 square feet.

You are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The house features two generously sized double bedrooms, ensuring ample space for rest and privacy. With two bathrooms, including an en-suite, convenience is at the forefront of this home, catering to the needs of families or guests alike.

The property benefits from gas central heating, ensuring a comfortable environment throughout the year. Additionally, off-street parking is available, providing ease and security for your vehicles.

Situated in a popular village location, this home offers a delightful blend of community spirit and accessibility to local amenities. Barlby is known for its friendly atmosphere and is well-connected to nearby towns, making it an ideal choice for those seeking a peaceful yet convenient lifestyle.

This end terrace house is perfect for small families, or anyone looking to downsize without compromising on quality. Do not miss the opportunity to make this lovely 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		97	Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B	83		(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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