



1, Portholme Court, Portholme Drive, Selby, YO8 4QG

GROUND FLOOR TWO BED FLAT

Within easy walking distance of Selby Town Centre - Close to Bus / Train transport links - Modern shower room - Decorated in the last 12 months with new flooring - Electric oven, hob and extractor - Gas central heating boiler.

Rent £775 - Deposit £894 - Holding Deposit £170

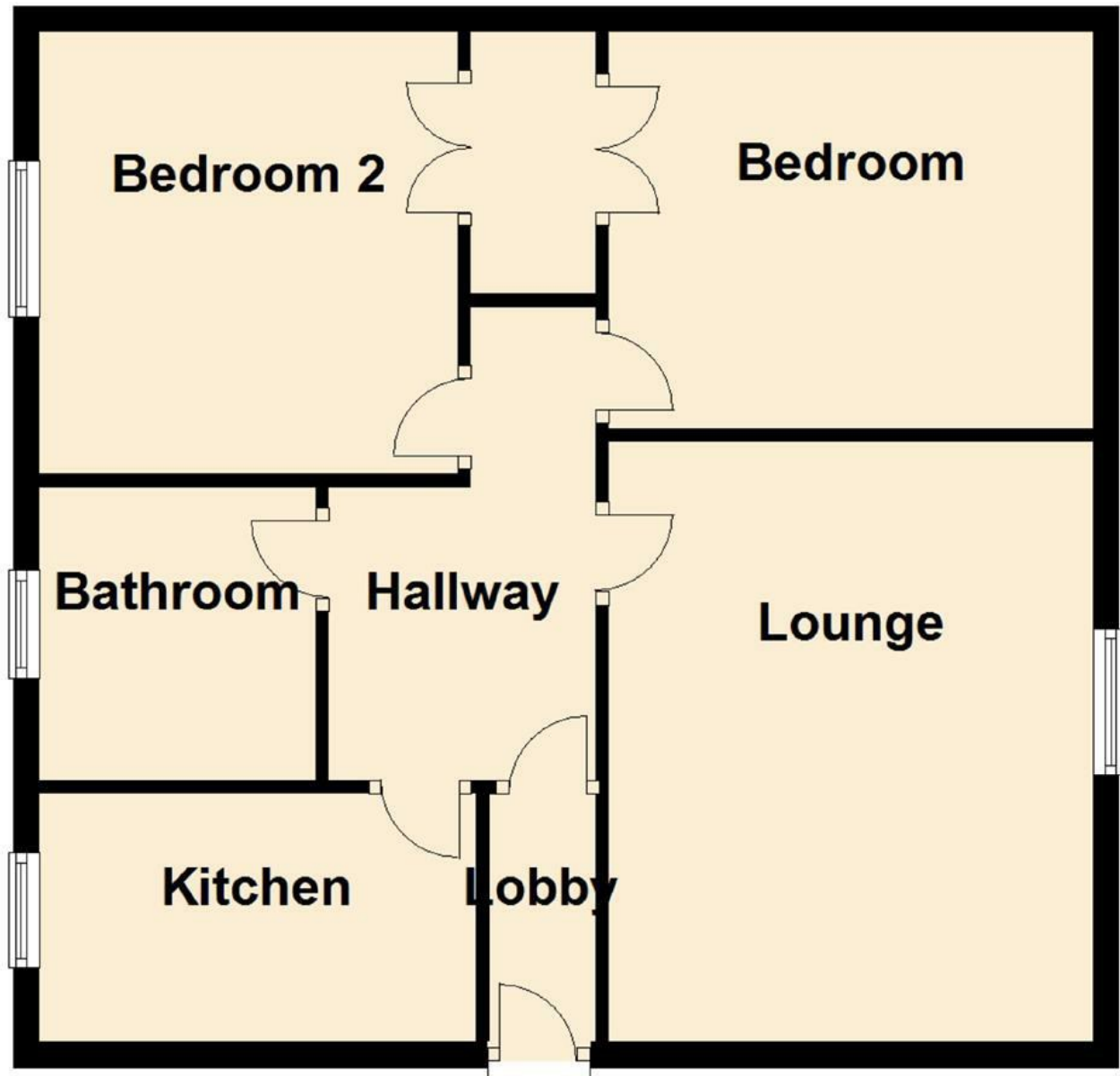
Council Tax Band A
EPC rating C

£775 Per Calendar Month

- Two bed Ground Floor Flat
- Central Selby Location
- Modern shower room
- Council Tax Band A
- UPVC Double Glazing
- Gas Central Heating boiler
- Decorated & New flooring throughout in last 12 months
- Oven, hob & extractor
- Deposit £894
- Holding Deposit £170

Ground Floor

Approx. 60.9 sq. metres (655.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	78
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		59	80
		EU Directive 2002/91/EC	