



## 26 Holden Gardens, Selby, North Yorkshire, YO8 4JR

Three Bedroom Semi-Detached Property | Great for Commuters | Garage | Off-Street Parking | Popular Location | Viewing Highly Recommended

- Three Bedroom Semi-Detached
- EPC: D
- Council Tax Band: D
- Garage & Driveway Parking
- Gas Central Heating
- Popular Location
- Great for Commuters
- Freehold
- Close to Amenities

£950 PCM

Jigsaw Letting are pleased to welcome to the market this charming semi-detached house located in the sought-after area of Holden Gardens, Selby. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those looking for extra space. The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The property is equipped with gas central heating, ensuring a warm and comfortable environment throughout the year. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this home is the off-street parking, accommodating up to two vehicles, which is a significant advantage in this popular location. The area is particularly appealing for commuters, providing easy access to local transport links and amenities.

In summary, this semi-detached house in Holden Gardens offers a wonderful opportunity for those seeking a comfortable and convenient lifestyle in Selby. With its spacious layout and desirable features, it is sure to attract interest. Do not miss the chance 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](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.





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(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		
<i>Not energy efficient - higher running costs</i>					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



safeagent  
11 Finkle Street, Selby, North Yorkshire, YO8 4DT  
info@jigsawmove.co.uk | www.jigsawmove.co.uk | info@jigsawletting.co.uk | www.jigsawletting.co.uk  
Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227

