



### 3 North Terrace, Cawood, YO8 3TW

SAVE TIME & BOOK YOUR VIEWING ON THE JIGSAW WEBSITE & CLICK 'REGISTER TO VIEW A PROPERTY' FROM OUR MAIN MENU

- Mid-Terrace
- EPC D
- Communal Garden
- Two Bedrooms
- Freehold
- Electric Heating
- Off-Street Parking
- Council Tax Band B

**£725 PCM**

Mid Terrace with Two Double Bedrooms | Communal Garden | Off-Street Parking | Sought after Village Location | Viewing is Essential!

Jigsaw Letting are pleased to welcome to the market, this delightful mid-terrace house on North Terrace. Nestled in the charming village of Cawood, offering a perfect blend of comfort and convenience. Spanning an inviting 667 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and functionality, ensuring that every corner of the home is utilised effectively.

The property boasts a well-appointed bathroom, catering to all your daily needs. The kitchen area is ready for your personal touch, offering the potential to create a culinary haven.

One of the standout features of this home is the off-street parking, providing convenience and peace of mind for residents. Additionally, the communal garden offers a lovely outdoor space for leisurely strolls or enjoying a sunny afternoon with neighbours.

Situated in a sought-after village location, this property benefits from a friendly community atmosphere while still being within easy reach of local amenities. Cawood is known for its picturesque surroundings and offers a tranquil lifestyle, making it an excellent choice for those looking to escape the hustle and bustle of city life.

In summary, this mid-terrace house on North Terrace presents a wonderful opportunity to own a charming home in a desirable village setting. With its two bedrooms, off-street parking, and access to communal gardens, it is a property that truly deserves your attention.

### **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.

### **UTILITIES MATERIAL INFORMATION.**

Electricity supply – mains

Water supply – mains



Sewerage – mains

Heating – Electric heaters

Broadband – FTTC (fibre to the cabinet)

Mobile signal/coverage is good in this area



