



## 40 Clog Mill Gardens, Selby, YO83ED

One Bedroom Maisonette | Popular Development | Walking Distance To Bus & Train Station | Allocated Parking

- Maisonette
- Leasehold
- Gas Central Heating
- One Bedroom
- EPC C
- Ideal for Commuters
- Allocated Parking
- Council Tax Band A
- Close to Town Centre

**£700 PCM**

Jigsaw Letting are pleased to welcome to the market this charming one-bedroom maisonette located in the desirable Clog Mill Gardens, Selby. This property is part of a popular development, making it an ideal choice for those seeking a comfortable and convenient living space.

Upon entering, you will find a well-proportioned reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bedroom is thoughtfully designed to provide a peaceful retreat, ensuring a restful night's sleep. The maisonette also features a modern bathroom, equipped with essential amenities for your convenience.

One of the standout features of this property is the allocated parking space, providing you with the ease of parking in a busy area. Additionally, the maisonette is situated close to the town centre, allowing for easy access to a variety of shops, restaurants, and local amenities.

This property presents an excellent opportunity for those looking to downsize, combining comfort, convenience, and a prime location. Do not miss the chance to make this delightful maisonette your new home. Please note an additional service charge will be added of £205 per month including gas, electric, water, ground maintenance, window cleaning and boiler servicing bringing the total monthly amount due to £909pcm.

### **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**

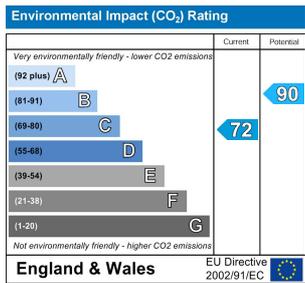
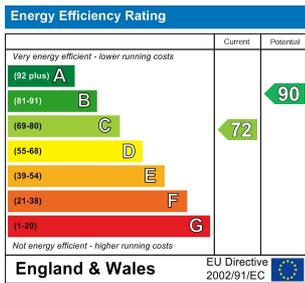
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

### **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.







**safeagent**

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