



### 34 The Laurels, Barlby, Selby, YO8 5LW

Four Bedroom Semi-Detached Property | Close to Commuter Links | Garage & Driveway Parking | Popular Village Location | Viewing Highly Recommended

- Semi-Detached Property
- Gas Central Heating
- Council Tax Band - C
- Four Bedrooms
- Freehold Property
- Popular Village Location
- Driveway Parking with Garage
- EPC Rating - C
- Great for Commuters

**£1,400 PCM**

Jigsaw Letting are pleased to welcome to the market this semi-detached property nestled in the charming village of Barlby, The Laurels presents an excellent opportunity for those seeking a spacious family home. This property boasts four well-proportioned bedrooms, making it ideal for families or those in need of extra space. The property features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

With two bathrooms, morning routines will be a breeze, ensuring that everyone has ample space to prepare for the day ahead. The house is equipped with gas central heating, providing warmth and comfort throughout the colder months.

One of the standout features of this property is the convenient parking, which accommodates up to two vehicles. The driveway and garage parking offer practicality and ease, a rare find in many homes today.

Situated in a popular village location, The Laurels benefits from a sense of community while still being within easy reach of local amenities. This delightful home is perfect for those looking to enjoy the tranquillity of village life without sacrificing modern conveniences.

In summary, The Laurels is a fantastic semi-detached house that combines space, comfort, and a prime location, making it an ideal choice for your next 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**

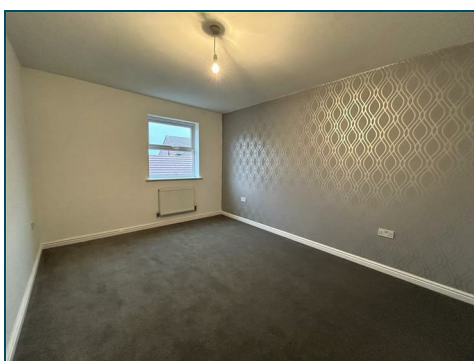
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important 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.

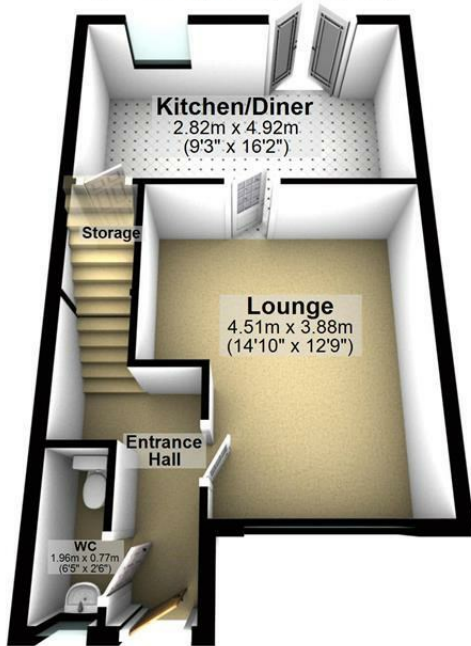






## Ground Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



## First Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



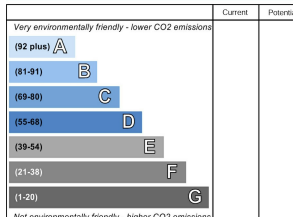
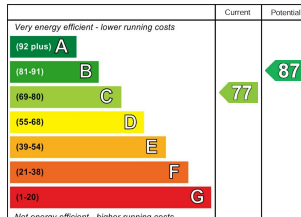
## Second Floor

Approx. 24.2 sq. metres (260.3 sq. feet)



Total area: approx. 100.4 sq. metres (1080.8 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



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

