



## Apartment 4, Harlequin Heights Long Trods, Selby, YO8 3YU

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

- First Floor Apartment
- Gas Central Heating
- Council Tax Band - A
- Two Bedrooms
- Leasehold Property
- Viewing Highly Recommended
- Off Street Allocated Parking
- EPC Rating - B

**£795 PCM**

Jigsaw Move is delighted to present this charming first-floor apartment located on Harlequin Heights in Selby. Built in 2005, this property offers a comfortable living space with a touch of modernity.

Upon entering, you are greeted by a communal entrance hallway equipped with an intercom system for added security. The apartment itself features a welcoming entrance hallway leading to a bright and airy open-plan living and dining area, perfect for entertaining guests or relaxing after a long day.

The well-maintained kitchen is equipped with a new oven and hob, ideal for whipping up delicious meals. With two cosy bedrooms, there is plenty of space for a small family, guests, or even a home office. The bathroom provides a relaxing retreat with all the necessary amenities.

This apartment boasts gas central heating, ensuring warmth and comfort during the colder months, while the uPVC double glazing throughout helps to keep the space energy efficient. Additionally, the property benefits from an allocated parking space, making coming home a breeze.

Noteworthy is the recently installed boiler, less than 2 years old, offering peace of mind and efficiency. With a total of 581 sq ft of living space, this apartment offers a perfect blend of comfort and convenience.

This property is offered with no onward chain, making the buying process smooth and hassle-free.

Don't miss the opportunity to make this lovely apartment your new home. Contact Jigsaw Move today to arrange a viewing and take the first step towards owning a piece of Selby's charm.

Leasehold property;

- Lease length 999 year with approx 980 years remaining.
- Annual ground rent approx. £250 per annum
- Annual service charge approx. £985.45 per annum

EPC Rating - B

Council Tax Band - A

Well Presented First Floor Apartment | Close to Town Centre | Allocated Parking | Intercom System | Gas Central Heating | New Oven And Hob | Recently Decorated Throughout With All New Flooring

Jigsaw Letting are delighted to present this charming first-floor apartment located on Harlequin Heights in Selby. Built in 2005, this property offers a comfortable living space with a touch of modernity.

Upon entering, you are greeted by a communal entrance hallway equipped with an intercom system for added security. The apartment itself features a welcoming entrance hallway leading to a bright and airy open-plan living and dining area, perfect for entertaining guests or relaxing after a long day.

The well-maintained kitchen is equipped with a new oven and hob, ideal for whipping up delicious meals. With two cosy bedrooms, there is plenty of space for a small family, guests, or even a home office. The bathroom provides a relaxing retreat with all the necessary amenities.

This apartment boasts gas central heating, ensuring warmth and comfort during the colder months, while the uPVC double glazing throughout helps to keep the space energy efficient. Additionally, the property benefits from an allocated parking space, making coming home a breeze.

Noteworthy is the recently installed boiler, less than 2 years old, offering peace of mind and efficiency. With a total of 581 sq ft of living space, this apartment offers a perfect blend of comfort and convenience.

Don't miss the opportunity to make this lovely apartment 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.

## UTILITIES MATERIAL INFORMATION.

DELETE AS APPROPRIATE...

Electricity supply – mains, solar power, wind turbine

Water supply – mains, a well, a borehole, a spring

Sewerage – mains, septic tank (including tank type), Domestic/small sewage treatment plants (including plant type), Cesspit, Cesspool

Heating – Gas Central Heating, Electric central or room heating, Communal heating systems (heat networks, and community/district heating system(s)), LPG/oil central heating (tanks and/or bottles), Wood burner/open fire, Biomass boiler, Solar panels and related technology, Ground or air source heat pump

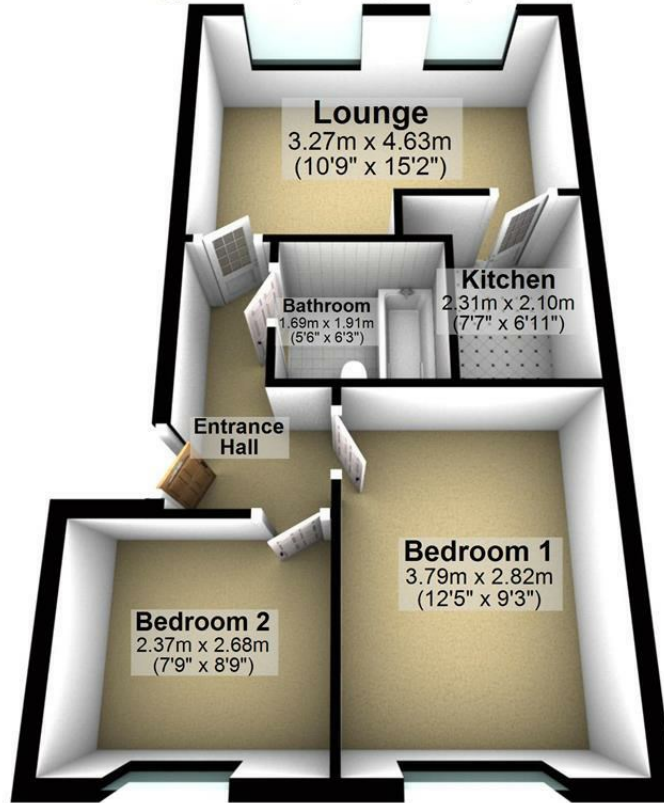
Broadband – ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal/coverage is good in this area



## Ground Floor

Approx. 43.6 sq. metres (469.2 sq. feet)



Total area: approx. 43.6 sq. metres (469.2 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			
<b>England &amp; Wales</b>		82	82
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		