



## 32 Dorts Crescent, Church Fenton, LS24 9RU

Two Bedroom Semi-Detached Property | Close to Amenities | Kitchen Diner | Close to Commuter Links | Pet Friendly | Viewing Highly Recommended!

- Two Bedroom Semi-Detached
- Freehold
- Council Tax Band: B
- Cul-De-Sac Location
- EPC: D
- Popular Village Location
- Close to Commuter Links
- Gas Central Heating

**£800 PCM**

Jigsaw Letting are pleased to welcome to the market this semi-detached property, nestled in the tranquil cul-de-sac of Dorts Crescent, Church Fenton, presenting an excellent opportunity for those seeking a comfortable and inviting home. This property offers ample space for both relaxation and entertaining. The two bedrooms are thoughtfully designed, providing a peaceful retreat for rest and rejuvenation.

The house benefits from efficient gas central heating, ensuring warmth and comfort throughout the colder months. The rear garden is a delightful feature, offering a private outdoor space perfect for enjoying sunny days, gardening, or simply unwinding in a serene environment.

This property is ideally situated in a quiet neighbourhood, making it perfect for families or individuals looking for a peaceful lifestyle while still being conveniently close to local amenities. With its appealing features and prime location, this semi-detached house is a wonderful place to call 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.

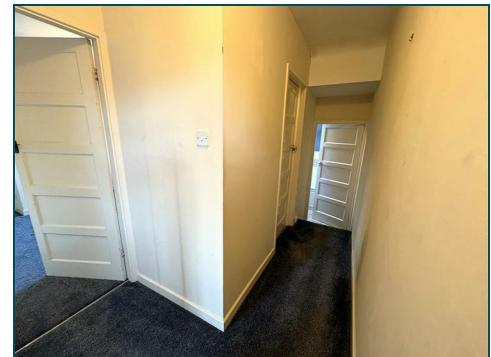
#### **OPENING HOURS LETTING TEAM**

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	



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