

## 31 The Haywain, South Milford, North Yorkshire, LS25 5GE

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

- Mid Terrace House
- Gas Central Heating
- Popular Village Location
- Three Bedrooms
- Council Tax band C
- Close To Local Amenities
- Driveway Parking
- EPC Rating C
- Viewing Recommended

## £1,100 PCM

Jigsaw Letting is pleased to welcome to the market, nestled in the charming village of South Milford, The Haywain presents an excellent opportunity for those seeking a delightful mid-terrace house. This well-appointed property boasts three spacious bedrooms, making it ideal for families or those in need of extra space. The two reception rooms offer versatile living areas, perfect for entertaining guests or enjoying quiet evenings at home.

The house features a well-maintained bathroom, ensuring comfort and convenience for all residents. Additionally, the property benefits from driveway parking for one vehicle, a valuable asset in this popular village location.

Residents will appreciate the close proximity to local amenities, including shops, schools, and recreational facilities, making daily life both easy and enjoyable. The Haywain is not just a house; it is a home that offers a perfect blend of comfort and community.

We highly recommend viewing this property to fully appreciate its charm and potential. If you are looking to settle in a welcoming village, this mid-terrace house is sure to meet your needs.

## 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?

Apply Online & Save Time!

To book a viewing, simply visit our website and click 'Register to View a Property' from the main menu.

If you are interested in the property after your viewing, you can download and complete our 'Property Rental Application' form directly from our website.

## 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 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.

## MAINS MATERIAL INFORMATIO

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

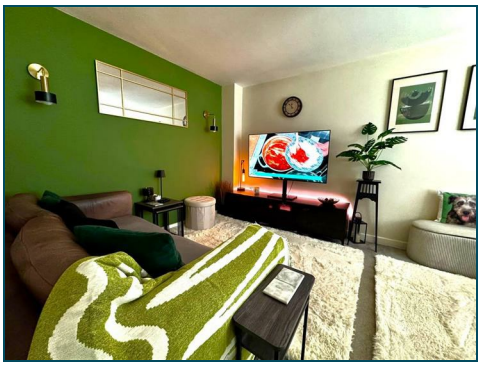
Broadband – FTTP (fibre to the premises)

Mobile signal/coverage is good in this area

## 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 – Gas Central Heating

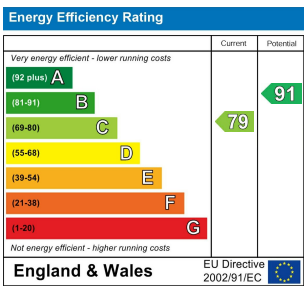
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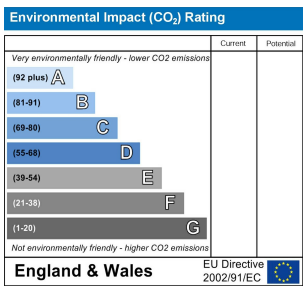
Mobile signal/coverage is good in this area








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
79
91
England & Wales
EU Directive 2002/91/EC


Environmental Impact ($CO_2$) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC