



## 21 Woodland Glade, Selby, YO8 8GP

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

- Mid-Terrace
- Gas Central Heating
- Close To Local Amenities
- Two Bedrooms
- Council Tax Band - B
- Viewing Recommended
- Private Driveway
- EPC - C
- Popular Location

**£925 Per Month**

This property is part of the highly sought after Staynor Hall, Selby. This delightful mid-terrace house offers a perfect blend of modern living and convenience. Built in 2018, this new build property spans an impressive 915 square feet, providing ample space for comfortable living.

The home features two well-proportioned bedrooms, ideal for small families, couples, or individuals seeking extra space for a home office. The single reception room is a welcoming area with an open plan kitchen/diner, perfect for relaxation and entertaining guests. The property also boasts a contemporary bathroom, ensuring all your needs are met with style and functionality.

One of the standout features of this property is the private driveway, providing parking for one vehicle, a valuable asset in today's busy world.

Situated in a popular location, this home is conveniently close to local amenities, making daily errands and leisure activities easily accessible. With a Council Tax Band B and an Energy Performance Certificate rating of C, this property is not only economical but also environmentally friendly.

We highly recommend viewing this lovely home to fully appreciate its charm and potential. This property in Woodland Glade is an excellent choice for those seeking a modern lifestyle in a welcoming community.

### **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](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.**

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



