



## 6 Sandway Drive, Camblesforth, Selby, YO8 8JX

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

- Three Bedrooms
- Council Tax Band:
- Freehold
- Semi-Detached
- Gas Central Heating
- Driveway & Garage Parking
- Popular Village Location
- EPC: D
- Great for Commuters

**£900 PCM**

Three Bedroom Semi-Detached | Popular Village Location | Garage & Driveway Parking | Great for Commuters

Jigsaw Letting are pleased to welcome to the market this delightful three bedroom semi detached property, Nestled in the charming village of Camblesforth, on Sandway Drive offers a perfect blend of comfort and convenience. Ideal for families and professionals alike, the property boasts a well-proportioned reception room, providing a welcoming space for relaxation and entertaining.

The three bedrooms are thoughtfully designed fitted with a brand new kitchen, new carpets, ensuring ample space for rest and personalisation. The bathroom is functional and well-maintained, catering to the needs of modern living. With gas central heating throughout, you can enjoy a warm and cosy atmosphere during the colder months.

One of the standout features of this property is the garage and driveway parking, providing secure and convenient off-road parking for one vehicle. This is particularly advantageous in a popular village location, where parking can often be a challenge.

Camblesforth is well-regarded for its community spirit and accessibility, making it an excellent choice for commuters seeking a peaceful retreat while remaining well-connected to nearby towns and cities. This property presents a wonderful opportunity to embrace village life while enjoying the comforts of a modern home.

In summary, this semi-detached house on Sandway Drive is a fantastic option for those looking to settle in a friendly village environment, with the added benefits of practical amenities and a great location. Do not miss the chance to make this lovely house 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**

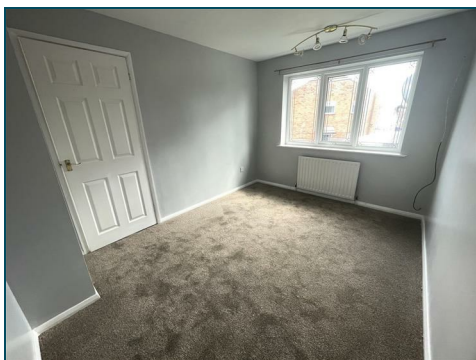
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important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

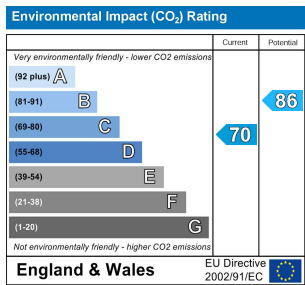
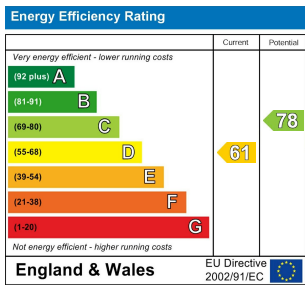
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

### **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.







  
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