



4B Finkle Hill, Sherburn In Elmet, Leeds, LS25 6EA

Two Bedroom End Terrace | Three Storeys | Master Bedroom Ensuite and Downstairs WC | Off Street Parking | Desirable Location | Close To Local Amenities | Viewing Is A Must

- End Terrace Over Three Storeys
- Off Street Parking
- Master Bedroom Ensuite
- Two Good Sized Bedrooms
- EPC - C
- Popular Area With A Range Of Local Amenities
- Gas Central Heating
- Council Tax Band - B
- Viewing Is A Must

£850 PCM

Jigsaw Letting are pleased to welcome you to the charming village of Sherburn In Elmet, this delightful end terrace house on Finkle Hill which offers a perfect blend of modern living and convenience. The property spans an impressive 721 square feet and is designed over three storeys, providing ample space for comfortable living.

Upon entering, you are greeted by a welcoming open plan lounge and kitchen area, ideal for both relaxation and entertaining. The layout is thoughtfully designed to maximise light and space, creating a warm and inviting atmosphere. The ground floor also features a convenient downstairs WC, adding to the practicality of the home.

The first & second floor hosts two well-proportioned bedrooms, with the master bedroom boasting its own ensuite bathroom, ensuring privacy and comfort. This feature is particularly appealing for those seeking a touch of luxury in their daily routine.

Outside, the property benefits from allocated off-street parking, a valuable asset in this desirable location. The surrounding area is known for its community spirit and accessibility, making it an excellent choice for families and professionals alike.

This property presents a wonderful opportunity for anyone looking to settle in a vibrant and friendly neighbourhood, with all the modern amenities one could desire.

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 or call for more details

LETTINGS VIEWINGS

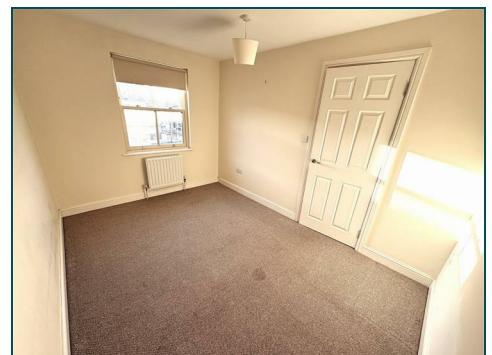
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important 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 ₂) 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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	



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