



Flat 16, Harlequin Heights, Block C4, Selby, YO8 3YU

First Floor Apartment | Two Bedrooms | Allocated Parking | Popular Town Centre Location | Viewing Highly Recommended

- First Floor Apartment
- Gas Central Heating
- Town Centre Location
- Two Bedrooms
- Council Tax Band: A
- Great For Commuters
- Allocated Parking Space
- EPC: C

£695 PCM

Jigsaw Letting are pleased to welcome to the market this charming first-floor flat located in the heart of Harlequin Heights, Selby. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

You are greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The flat features a modern bathroom, ensuring convenience and comfort for everyday living.

One of the standout features of this property is its prime town centre location, providing easy access to a variety of local amenities, shops, and eateries. Whether you fancy a leisurely stroll through the town or a quick trip to the supermarket, everything you need is just a stone's throw away.

The flat is equipped with gas central heating, ensuring a cosy environment during the colder months. Additionally, the property comes with allocated parking, a valuable asset in a bustling town centre, allowing you to park your vehicle with ease.

This flat presents an excellent opportunity for those looking to enjoy the vibrant lifestyle that Selby has to offer, all while residing in a comfortable and well-appointed home. Do not miss the chance to make this lovely flat your own.

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

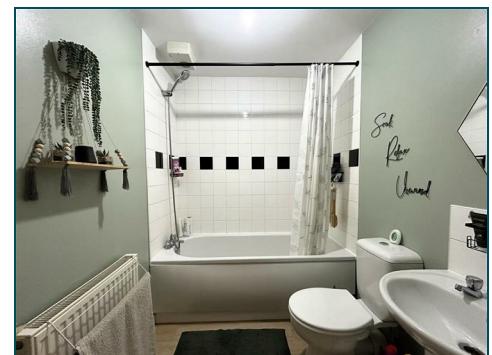
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important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