



## Apartment 6 Harlequin Heights Long Trods, Selby, YO8 3YU

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

- Second Floor Apartment
- Gas Central Heating
- Council Tax Band - A
- Close To Town Location
- Two Bedrooms
- Leasehold Property
- Great For Commuters
- Allocated Parking
- EPC Rating - B
- Viewing Highly Recommended

**£750 Per Calendar Month**

Welcome to this charming second floor apartment located at Harlequin Heights area of Selby within walking distance of Selby Town Centre.

The apartment features a well-proportioned reception room, providing an inviting area for relaxation and entertainment. With two spacious bedrooms, there is ample room for rest and privacy. The bathroom is thoughtfully designed, catering to your daily needs with ease.

One of the notable advantages of this property is the dedicated parking space for one vehicle, ensuring that you have a secure and convenient place to park. The location of Harlequin Heights is ideal, offering a blend of tranquillity and accessibility to local amenities, making it a perfect choice for those who appreciate both comfort and convenience.

This apartment is a wonderful opportunity for anyone looking to settle in a modern space within a vibrant community. Don't miss the chance to make this delightful property your new home.

## ACCOMMODATION

### Entrance Hall

Lounge 10'9" x 15'2" (3.27m x 4.63m)

Kitchen 7'7" x 6'11" (2.31m x 2.10m)

Bathroom 5'7" x 6'3" (1.69m x 1.91m)

Bedroom One 12'5" x 9'3" (3.79m x 2.82m)

Bedroom Two 7'9" x 8'10" (2.37m x 2.68m)

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

## COUNCIL TAX

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, please visit our Register to View a Property page:

<https://www.jigsawmove.co.uk/register-to-view-property/>

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

<https://www.jigsawmove.co.uk/property-rental-application/>

## LETTING 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



## 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

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

## 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

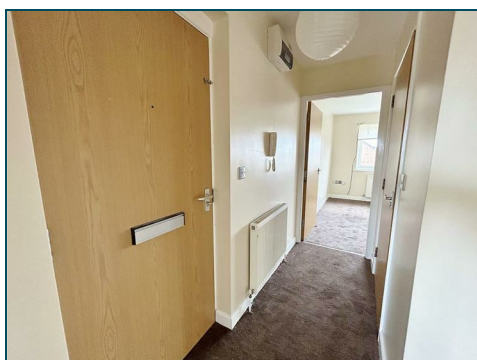
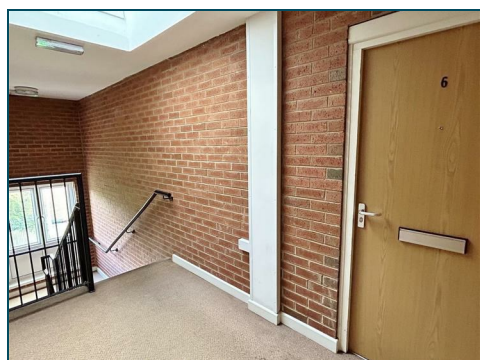
Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

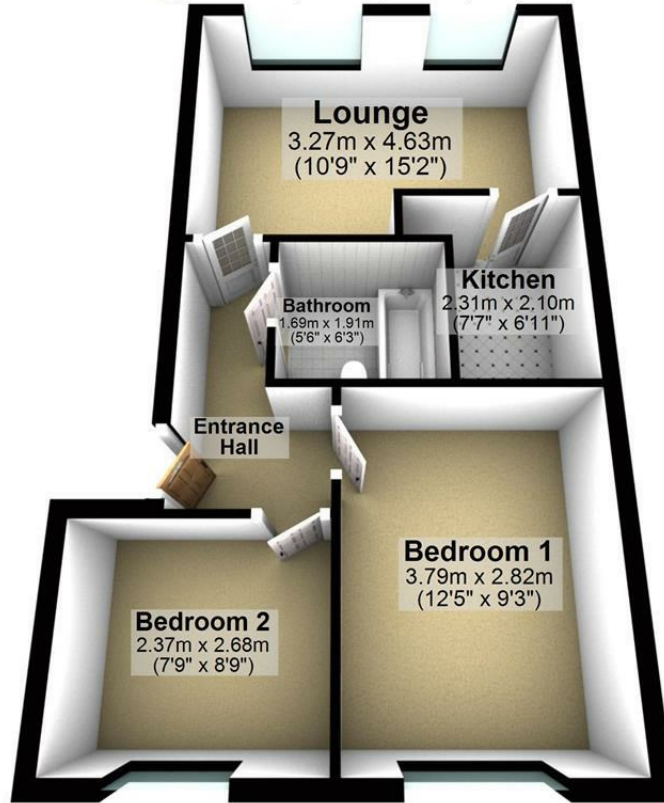
Broadband – FTTC (fibre to the cabinet)

Mobile signal/coverage is good in this area



## Ground Floor

Approx. 43.6 sq. metres (469.2 sq. feet)



Total area: approx. 43.6 sq. metres (469.2 sq. feet)

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			
England & Wales		81	81
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	