



## Meadowdale Main Street, North Duffield, Selby, YO8 5RQ

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

- Detached Six Bedrooms
- Freehold
- Council Tax Band: F
- Rural Village Location
- EPC: C
- Shower Room
- Off-Street Parking
- Electric & Oil Heating
- Views Over Fields

**£1,850 Per Month**

Six Bedroom Detached Property | Rural Village Location | Off Street Parking | Ideal Family Property | Shower Room

Jigsaw Letting are pleased to welcome to the market this impressive detached property, nestled in the charming rural village of North Duffield, Selby. Offering a perfect blend of modern living and countryside tranquillity. Built in 2005, the property boasts a generous 2,325 square feet of living space, making it an ideal family home.

Upon entering, you will find three spacious reception rooms, providing ample space for relaxation and entertaining. The well-designed layout includes six comfortable bedrooms, ensuring that there is plenty of room for family and guests alike. With four bathrooms, morning routines will be a breeze, accommodating the needs of a busy household.

The property features an enclosed rear garden, perfect for outdoor activities and enjoying the fresh air in privacy. Additionally, off-street parking for two vehicles adds convenience, making it easy for you and your guests to come and go.

With electric and oil heating, this home is designed for comfort throughout the seasons. The rural village location offers a peaceful lifestyle while still being within reach of local amenities and transport links.

This delightful home is a rare find, combining spacious living with the charm of village life. Whether you are looking to settle down or seeking a serene retreat, this property is sure to impress. Do not miss the opportunity to make this beautiful 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.

### **UTILITIES MATERIAL INFORMATION.**

Electricity supply – Mains

Water supply – Mains

Sewerage – Mains

Heating – Electric room heaters & Oil



Broadband – Cable, FTTC (fibre to the cabinet)

Mobile signal/coverage is good in this area



