

## Flat 22, The Maltings Flaxley Road, Selby, YO8 4BG

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

- Ground Floor Flat
- Three Bedrooms
- Communal Car park No Allocated Space
- Electric Room Heaters
- Council Tax Band A
- EPC Rating - E
- Close To Town Centre
- Newly Decorated
- Viewing Recommended

## £850 PCM

Welcome to this charming ground floor flat located in the heart of Selby. This delightful property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The flat features a comfortable reception room, perfect for relaxation or entertaining guests.

Spanning an area of 656 square feet, this newly decorated flat offers a fresh and inviting atmosphere. The newly fitted kitchen is a standout feature, providing a modern space for culinary enthusiasts to create delicious meals. The bathroom is conveniently located, ensuring practicality for everyday living.

One of the advantages of this property is its proximity to the town centre, allowing residents to enjoy easy access to local shops, cafes, and amenities. Additionally, the communal car park provides convenient parking options, although please note that there is no allocated space.

This flat is a wonderful opportunity for those looking for a comfortable and stylish home in a vibrant location. We highly recommend scheduling a viewing to fully appreciate all that this property has to offer.

## 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?
Apply Online & Save Time!

To book a viewing, simply visit our website and click 'Register to View a Property' from the main menu.

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

## 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.

## UTILITIES MATERIAL INFORMATION.
Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Electric central or room heating







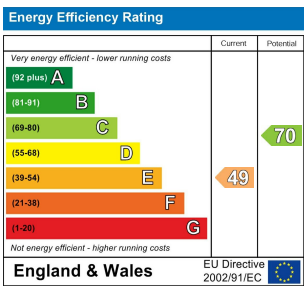
Broadband – FTTC (fibre to the cabinet)

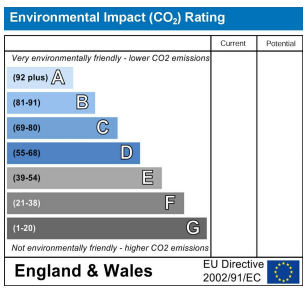
Mobile signal/coverage is good in this area








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
70
49
England & Wales
EU Directive 2002/91/EC


Environmental Impact ($CO_2$) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC