



## 70B Barlby Road, Selby, YO8 5AA

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

- Popular Location
- Freehold
- Gas Central Heating
- Two Bedrooms
- EPC: C
- Great for Commuters
- Allocated Off-Street Parking
- Council Tax Band: A
- Enclosed Rear Garden

**£800 PCM**

Two Bedroom Mid-Terrace | Popular Location | Great for Commuters | Allocated Off-Street Parking | Enclosed Rear Garden

Jigsaw Letting are pleased to welcome to the market this charming mid terrace house, nestled in the sought-after area of Barlby Road, presents an excellent opportunity for both first-time renters or those looking to downsize. The property boasts two well-proportioned bedrooms, making it ideal for small families or professionals seeking a comfortable living space.

Upon entering, you are welcomed into a cosy reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout flows seamlessly into a functional kitchen, which provides ample space for culinary pursuits. The property also features a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this home is the allocated off-street parking, a rare find in such a popular location. This added benefit makes it particularly appealing for commuters, as it allows for easy access to local transport links and the surrounding areas.

The enclosed rear garden is a delightful outdoor space, perfect for enjoying sunny days or hosting barbecues with family and friends. It offers a private retreat where you can unwind after a busy day.

With gas central heating throughout, this property ensures warmth and comfort during the colder months. The combination of its prime location, practical amenities, and charming features makes this mid-terrace house a wonderful place to call home. Don't miss the chance to view this delightful property in Selby, where convenience and comfort meet.

### 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

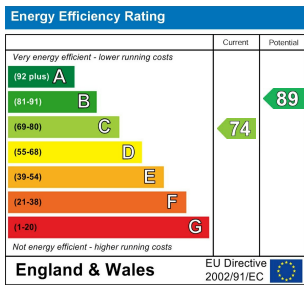
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

### 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.







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