

40 Buller Street, Selby, YO8 4BT

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

- Mid Terrace
- Gas Central Heating
- Walking Distance To Town Centre
- Two Bedrooms And Loft Room
- Council Tax Band A
- Ideal For Commuters
- On Street Parking
- EPC Rating D
- Enclosed Rear Garden

£775 PCM

Welcome to this charming two-bedroom mid-terrace house located on Buller Street, perfectly situated within walking distance of Selby Town Centre. This delightful property offers a comfortable and inviting living space, ideal for small families, or those looking to downsize.

Upon entering, you will find a well-proportioned reception room that provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests. The property boasts two spacious bedrooms, each offering ample natural light and the potential for personalisation to suit your style. The bathroom is conveniently located, ensuring ease of access for all residents.

The enclosed rear garden is a lovely outdoor area, ideal for enjoying the fresh air, gardening, or hosting summer barbecues.

On-street parking is available, providing convenience for residents and visitors alike. The location is particularly advantageous, as it allows for easy access to the amenities and services of Selby Town Centre, including shops, restaurants, and public transport links.

This property presents a wonderful opportunity to live in a lovely home in a desirable area. With its combination of space, comfort, and convenience, it is sure to appeal to a variety of people. Do not miss the chance to make this delightful mid-terrace 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?
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 . 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 – Gas Central Heating

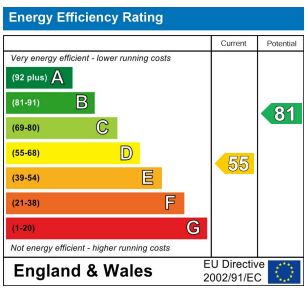
Broadband – FTTP (fibre to the premises)

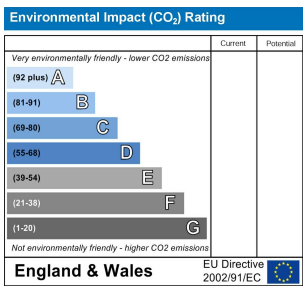
Mobile signal/coverage is good in this area








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
81
55
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