



217 New Millgate, Selby, YO8 3GB

Investment Property Only | Tenants Occupying | One Bedroom Semi-Detached Property | Driveway Parking

- Semi-Detached Property
- Gas Central Heating
- Council Tax Band - A
- Viewing Highly Recommended
- One Bedroom
- Freehold Property
- Investment Property Only
- Driveway Parking
- EPC Rating - TBC
- Popular Location

£116,000

Welcome to this charming one-bedroom semi-detached house in the sought-after location of New Millgate, Selby. This property is perfect for investors looking to add a gem to their portfolio.

As you step into the entrance vestibule, you are greeted by a warm and inviting lounge, ideal for relaxing after a long day. The kitchen diner offers a lovely space to prepare and enjoy meals, with ample room for a dining table to entertain guests.

This property boasts a well-proportioned bedroom, providing a peaceful retreat at the end of the day. The bathroom offers convenience and completes this cosy home.

With parking available you won't have to worry about finding a spot after a busy day out and about. The location of this property is ideal for those who appreciate a tranquil neighbourhood while still being close to all amenities.

The property is to be sold with a tenant occupancy making it an ideal investment opportunity. The tenants currently pay £520pcm however the current rental market value would be £595pcm and this is an ideal investment with a yield of 6.16%.

Don't miss the opportunity to own this delightful property in New Millgate, Selby. Contact Jigsaw Move today to arrange a viewing and make this house your next investment venture.

EPC - TBC
Council Tax Band - A

GROUND FLOOR ACCOMMODATION

Entrance Vestibule

Lounge 10'2" x 12'6" (3.10m x 3.82m)

Kitchen/Diner 6'8" x 12'6" (2.04m x 3.82m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom 10'2" x 12'6" (3.09m x 3.82m)

Bathroom 6'9" x 6'3" (2.05m x 1.91m)

EXTERNAL

COUNCIL TAX

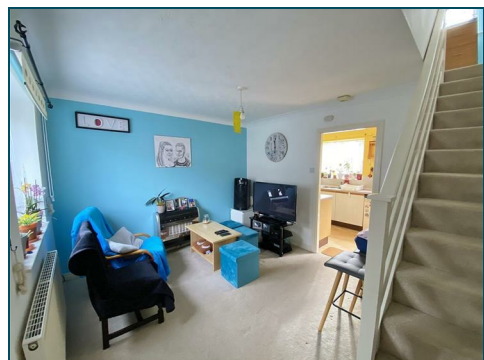
Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.



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.

OPENING HOURS

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

PROPERTY DETAILS

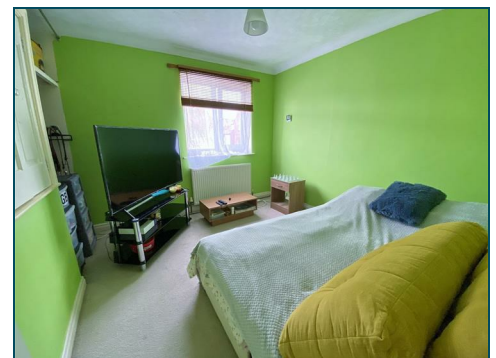
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

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.

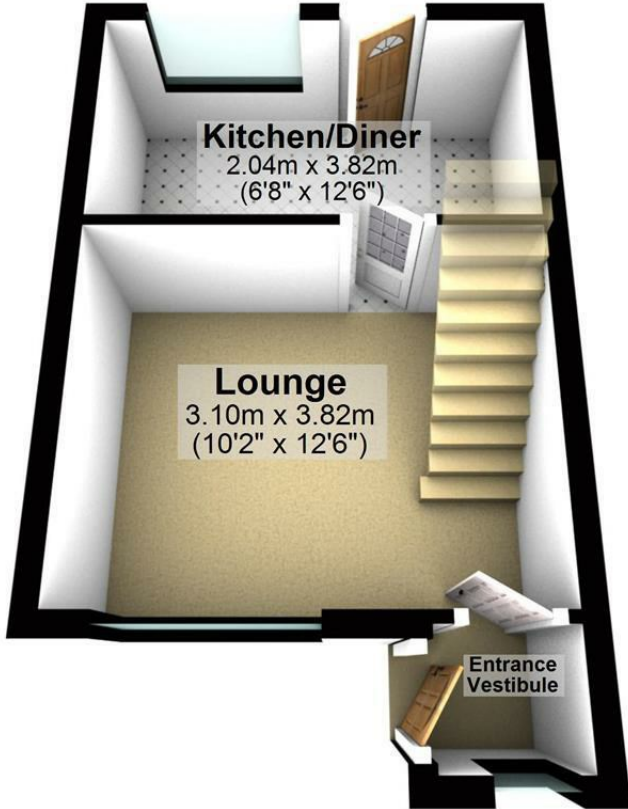
WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



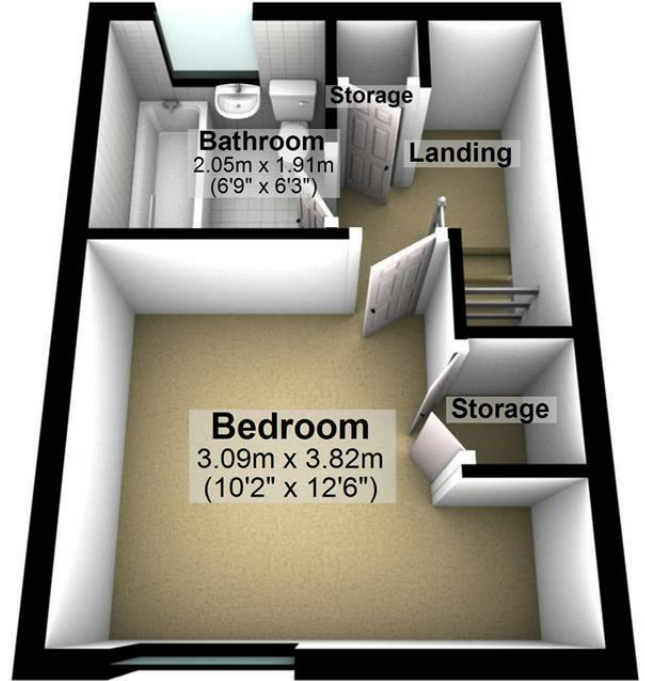
Ground Floor

Approx. 20.0 sq. metres (215.1 sq. feet)

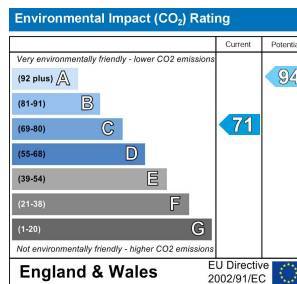
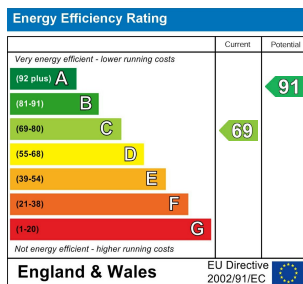


First Floor

Approx. 19.9 sq. metres (214.0 sq. feet)



Total area: approx. 39.9 sq. metres (429.1 sq. feet)



11 Finkle Street, Selby, North Yorkshire, YO8 4DT
 info@jigsawmove.co.uk | www.jigsawmove.co.uk | info@jigsawletting.co.uk | www.jigsawletting.co.uk
 Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227

