



10 Clog Mill Gardens Holmes Lane, Selby, YO8 3ED

Maisonette Property | Two Bedrooms | Allocated Parking Space | Ideal For First Time Buyers | Popular Location
| Ideal For First Time Buyers | Viewing Highly Recommended

- Maisonette Property
- Gas Central Heating
- Council Tax Band - A
- Open Plan Living/Kitchen/Dining
- Two Bedrooms
- Leasehold Property
- Popular Location
- Allocated Off Street Parking
- EPC Rating - C
- Ideal For First Time Buyers

Asking Price £115,000

Jigsaw Move are pleased to present this delightful maisonette property nestled in the charming area of Clog Mill Gardens, Selby. The property presents an excellent opportunity for first-time buyers seeking a comfortable and modern living space.

Upon entering, you are welcomed into a spacious hallway that sets the tone for the rest of the home. The property boasts two well-proportioned bedrooms, ideal for a small family or professionals seeking a peaceful retreat. A conveniently located shower room adds to the practicality of this level, while a clever storage cupboard provides space for a washing machine, ensuring that your laundry needs are met without compromising on space.

As you go up the stairs this is a true highlight of this property, boasting an open-plan living area that seamlessly combines the kitchen and dining space. This layout is perfect for entertaining guests or enjoying family meals, creating a warm and inviting atmosphere. The natural light that floods this area enhances the sense of space and comfort

For those with a vehicle, the property includes an allocated parking space, providing convenience and peace of mind.

The property is situated within walking distance to Selby Town Centre. Selby hosts a range of local amenities including a buzzing high street with; shops, doctors, opticians, beauty parlours, super markets, restaurants and is also home to the historical Selby Abbey. With its close proximity to all major networks, Selby is ideal when commuting to York, Leeds and Hull.

This home is not just a place to live; it is a sanctuary that offers both functionality and style in a desirable location. Whether you are looking to buy or rent, this property is sure to impress with its thoughtful design and welcoming ambiance. Don't miss the opportunity to make this lovely house your new home.

Leasehold property:

- Lease length 125 years with approx. 108 remaining
- annual ground rent approx. £140
- annual service charge approx. £3037.42 (this includes gas, electric, water, maintenance and window cleaning)

FIRST FLOOR ACCOMMODATION

Entrance Hall

Bedroom One 9'0" x 9'8" (2.75m x 2.94m)

Bedroom Two 7'11" x 9'3" (2.42m x 2.82m)

Shower Room 5'3" x 5'10" (1.60m x 1.78m)

SECOND FLOOR ACCOMMODATION

Open Plan Kitchen/Dining/ Lounge 14'3" x 19'2" (4.34m x 5.85m)

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.

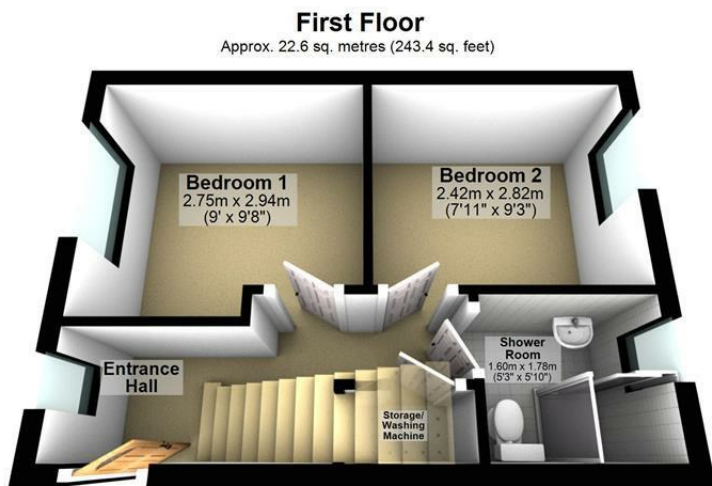
VIEWINGS

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.





Total area: approx. 48.0 sq. metres (516.8 sq. feet)

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			
England & Wales		71	71
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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