



## Apartment 15, Abbey Wharf Canal Road, Selby, YO8 8AG

Second Floor Apartment | Town Centre Location | Two Bedrooms With Master Ensuite | Lift And Stair Accessibility | Communal Car Park | Close To Range Of Local Amenities

- Second Floor Apartment With Lift
- Two Bedrooms with Master Ensuite
- Off Street Parking in Communal Car Park
- Electric Heating
- Leasehold Property
- EPC Rating - C
- Council Tax Band - B
- Town Centre Location
- Range Of Local Amenities a Stone's Throw Away
- Ideal First Time Buy or Investment
- 

**Guide Price £127,400**

Jigsaw Move are pleased to welcome to the market nestled in the heart of Selby on Canal Road, this modern second floor apartment offers a delightful living experience. Built in 2007, the property boasts a well-presented interior that is both stylish and functional, making it an ideal choice for those seeking contemporary living.

Spanning 678 square feet, the apartment features two spacious bedrooms, providing ample room for relaxation and rest. The two bathrooms add convenience, ensuring that morning routines and evening unwinding can be done with ease. The reception room is a welcoming space with french door leading to a balcony, perfect for entertaining guests or enjoying quiet evenings at home.

The apartment is situated within a well-maintained block that benefits from both lift and stair access, making it easily accessible for all. Additionally, the off-street communal parking offers a practical solution for residents with vehicles, enhancing the overall appeal of this property.

Recent upgrades enhance the appeal of this home, including brand new luxury vinyl tile and carpet throughout, installed in December 2022. These stylish finishes not only add a contemporary touch but also ensure a fresh and inviting atmosphere. Additionally, a new boiler was installed in December 2025, complete with a 25-year warranty, offering peace of mind and energy efficiency for years to come.

Its prime location in the town centre means that you are just a stone's throw away from local amenities, shops, and transport links, making daily life both convenient and enjoyable. This property is perfect for first-time buyers, small families, or those looking to downsize without compromising on quality or location.

In summary, this modern two-bedroom apartment on Canal Road is a fantastic opportunity for anyone looking to embrace a vibrant lifestyle in Selby. With its contemporary design, excellent facilities, and central location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely apartment your new home.

#### Lease Details:

- 125 year lease with approx. 106 years remaining
- Service charge approx. £100pcm
- Ground rent approx. £180pa

## ACCOMMODATION

### Entrance Hall

**Open Plan Living 25'2" x 11'4" (7.66m x 3.46m)**

**Bedroom One 18'5" x 9'11" (5.61m x 3.02m)**

**Bedroom One En-suite**

**Bedroom Two 13'10" x 6'4" (4.21m x 1.94m)**

**Bathroom**

**Balcony 1'1" x 8'0" (0.33m x 2.44m)**

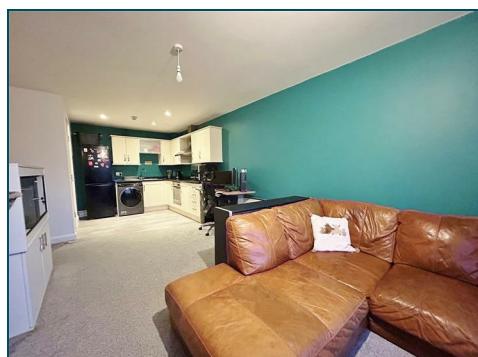
### ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

[info@jigsawmove.co.uk](mailto:info@jigsawmove.co.uk)



## 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 Chancery 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.

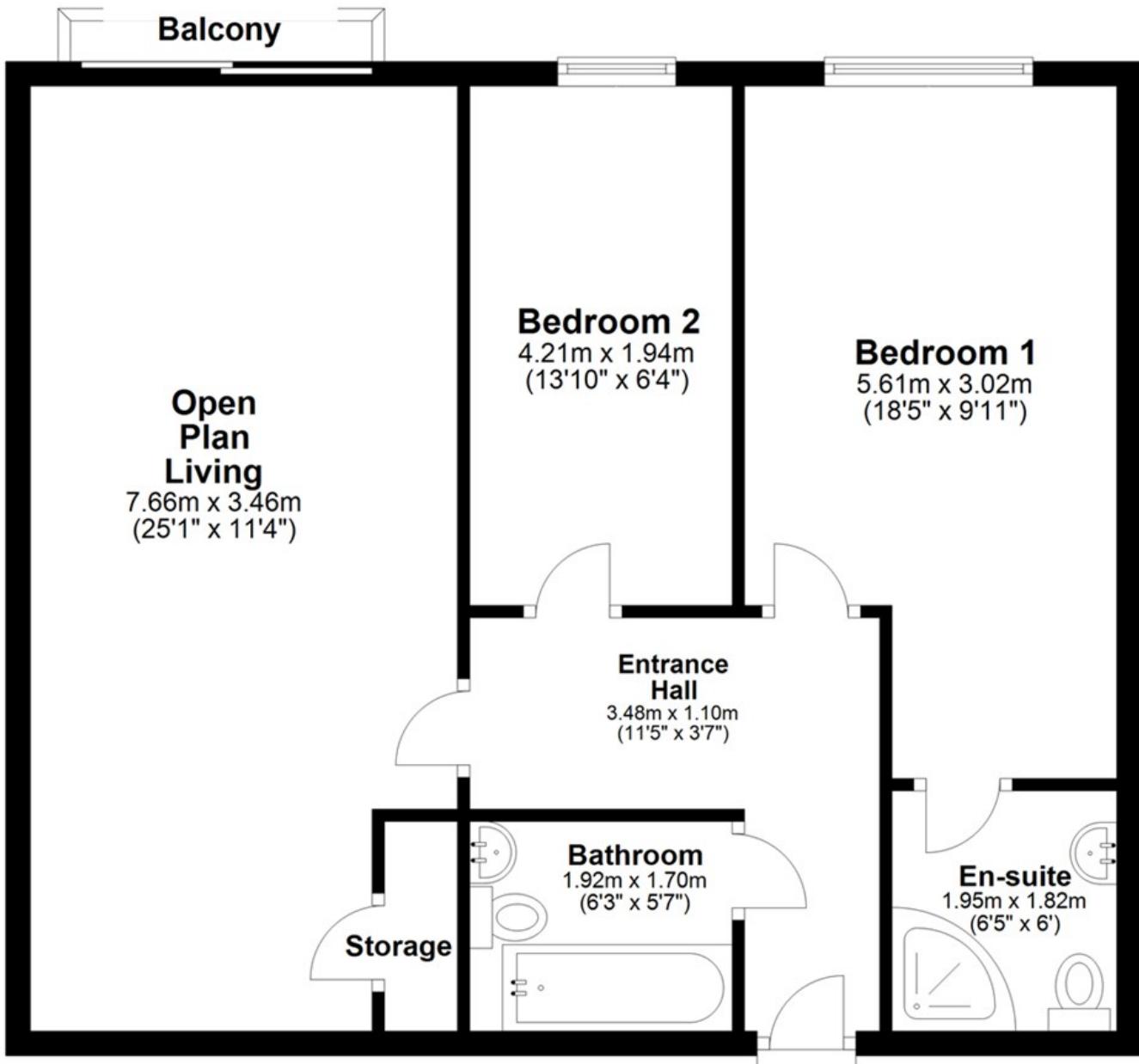
## WINDOWS

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



# Ground Floor

Approx. 66.0 sq. metres (710.1 sq. feet)



Total area: approx. 66.0 sq. metres (710.1 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		EU Directive 2002/91/EC	

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



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