



Apartment 24 Abbey Wharf, Canal Road, Selby, Selby, Yorkshire, YO8 8AG

Modern Executive Purpose Built Apartment | Lift and Stairs Access To All Floors | Close To Town Centre | Allocated Parking | ESW1 Form Obtained

- Apartment with ESW1 Form Obtained
- Electric Heating
- Council Tax Band - A
- Open Plan Living-Kitchen-Dining
- One Double Bedroom
- Leasehold Property
- No Onward Chain
- Allocated Off Street Parking
- EPC Rating D
- Exclusive Purpose Built Development with Lift

£95,000

Jigsaw Move are pleased to welcome to the market this spacious apartment within the Exclusive, private, purpose built development of Abbey Wharf, situated on Canal Road within walking distance to Selby Town Centre.

The apartment briefly comprises; Entrance Hallway, Open Plan Living-Kitchen-Dining with a spacious balcony over looking canal views, Double bedroom and Family Bathroom.

The property also benefits from; electric heating, uPVC double glazing and allocated off street parking.

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.

The exclusive Abbey Wharf development is built to last and to a high standard including sound proofing and insulation making this a more energy efficient home benefiting from;

- Larger than average apartments, 1 bedroom apartments boasting approx. 516 sq ft & 2 bed boasting approx. 715 sq ft (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)
- Communal secure bike store
- Spacious balconies to each apartment
- Communal lift, one of the only apartment blocks in the local area to have one of these.
- Maintained communal garden
- ESW1 form obtained A2
- 125 year lease with 109 years remaining
- Service charge £960pa
- Ground rent £180pa

We highly recommend an early internal inspection to appreciate what the property accommodation and location has to offer.

The property can be sold with either vacant possession or with a tenant occupancy making it an ideal investment opportunity. The tenants currently pay £650pcm and this is an ideal investment with a yield of 8.21%.

EPC rating D
Council Tax Band A

ACCOMMODATION

Open Plan Kitchen Dining Living

Bedroom One

Bathroom

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.

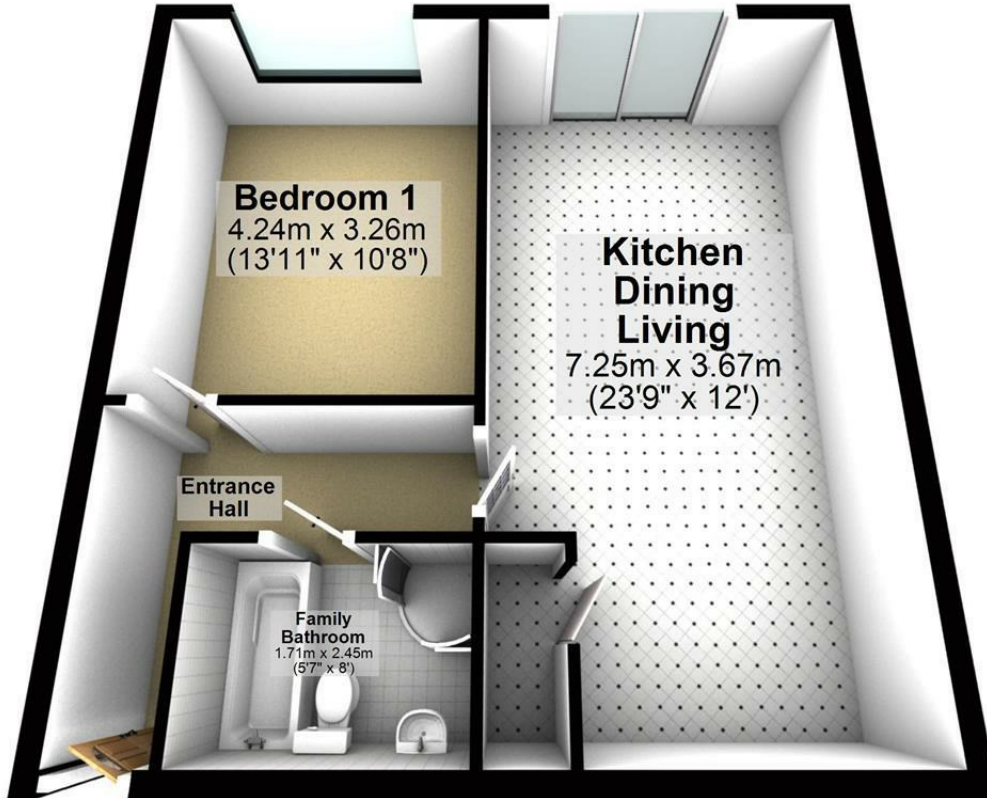
WINDOWS

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



Ground Floor

Approx. 51.1 sq. metres (550.2 sq. feet)



Total area: approx. 51.1 sq. metres (550.2 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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