



Halcyon The Waterfront, SelbyYO8 8FE

welcome to

Halcyon The Waterfront, Selby

A bright second-floor waterfront apartment with open-plan living, two bedrooms, a balcony, and calming canal views. The property needs some updating, offering a great chance to add value and make it your own.



Discover the potential of this second-floor waterfront apartment in Selby, offering a rare blend of space, natural light, and calming canal views. The open-plan living, dining, and kitchen area provides a bright foundation to build on, complete with integrated appliances, a breakfast bar, and large windows that frame the water below. A private balcony adds an inviting spot to relax and enjoy the outlook.

The apartment features two well-proportioned bedrooms—a generous double with built-in wardrobes and a versatile single room ideal for guests, a home office, or a nursery. A modern bathroom with a shower-over-bath completes the layout.

While the property would benefit from some updating, it presents an excellent opportunity for buyers looking to add value and create a home tailored to their taste.

Entrance Hall

Kitchen/Lounge

21' 4" x 22' 2" (6.50m x 6.76m)

First Bedroom

13' 6" x 9' 10" (4.11m x 3.00m)

Second Bedroom

6' 11" x 10' (2.11m x 3.05m)

Bathroom

Parking

Balcony



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- Top Floor Apartment.
- Two Bedrooms.
- Open Plan Living Space.
- Bay window & Balcony Overlooking The Canal.
- Ample Storage Space.

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 890.64

Ground Rent: 170.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£90,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SEL108812 - 0003

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