

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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Halcyon, The Waterfront

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

Tenure: Leasehold EPC Rating: C

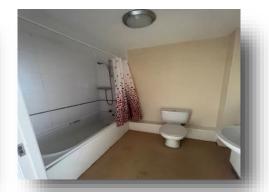
Council Tax Band: B Service Charge: 890.64

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

view this property online williamhbrown.co.uk/Property/SEL108812



Property Ref: SEL108812 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01757 210040

william h brown

Selby@williamhbrown.co.uk

52 Gowthorpe, SELBY, North Yorkshire, YO8 4FT

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.