



**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.



## Public Notice

Address: Flat 37, Halcyon, The Waterfront, Selby, YO8 9FE.

We are acting in the sale of the above property and have received an offer of £88,000.

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.

Date of Notice: 13/01/26

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

### 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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- Two Bedrooms.
- Open Plan Living 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



Please note the marker reflects the postcode not the actual property

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Property Ref:

SEL108812 - 0006

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.

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.



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