



## 9, Courtney House, Selby, North Yorkshire, YO8 9QR

Situated in the premier apartment building of 'Courtney House' in Selby, this pleasant two bedroom SECOND FLOOR apartment must be seen to be appreciated. The property enjoys uPVC double glazed windows, electric heating, security alarm and intercom access, staircase to all floors PLUS A LIFT.

A garage, attractively maintained garden and NO UPWARD CHAIN are additional benefits.

Viewing is strictly by appointment via the agents.

Council Tax Band - North Yorkshire Council - Band A

Tenure: Share of the Freehold

Service Charge: £1,000 pa to include buildings Insurance, maintenance of the gardens, cleaning of communal areas and electricity for the communal lighting and lift.

- Apartment WITH LIFT
- 2 Bedrooms
- Sought After Location
- No Upward Chain
- UPVC Double Glazing
- Electric Heating
- Security Alarm and Entry Intercom
- SINGLE GARAGE
- \*\* CHAIN FREE \*\*
- Close to Selby Hospital

**£130,000**

# Courtney House, The Courtneys, Selby, YO8

Approximate Area = 729 sq ft / 67.7 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 864 sq ft / 80.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Keith Taylor Estate Agents. REF: 1090615

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		71	77
<b>England &amp; Wales</b>			
	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		