



Flat 10, Lilac Lodge Larch Road, Selby, YO8 8RJ

With NO UPWARD CHAIN this top floor ONE BED flat is the ideal purchase for a first time buyer or investor. The property has gas central heating, UPVC double glazing, French doors to Juliet balcony and a dedicated parking space. Located in the sought after Staynor Hall Development in Selby - Contact the agent to arrange a viewing TODAY!

Service charge £816 per annum - Ground rent £400 per annum.

107 years remaining on the lease (end date 2132).

Council Tax Band A - EPC rating C.

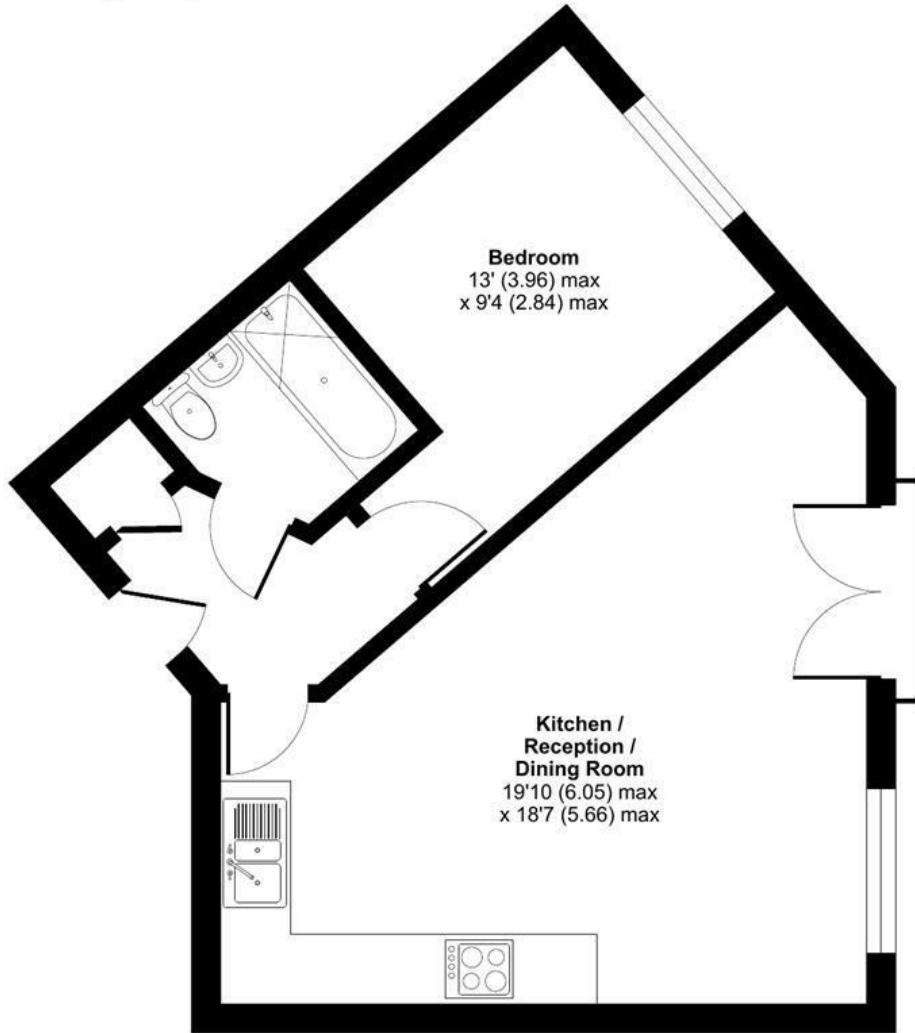
£100,000

- One bed flat
- Top floor
- Gas central heating
- UPVC double glazing
- Dedicated parking space
- Council Tax Band A
- NO UPWARD CHAIN
- Perfect for first time buyers / investors
- Located on the Staynor Hall Development
- Contact the agent to arrange a viewing TODAY!

Larch Road, Selby, YO8

Approximate Area = 448 sq ft / 41.6 sq m

For identification only - Not to scale



THIRD FLOOR



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: 1093628

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

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