



## Flat 7, Halcyon The Waterfront, Selby, YO8 8FE

Ground Floor Apartment | Two Double Bedrooms | No Onward Chain | Beautiful Views | Allocated Parking | Ideal Investment Property | Viewing Highly Recommended

- Ground Floor Apartment
- Electric Heating
- Council Tax Band - A
- Popular Location
- Two Double Bedrooms
- Leasehold Property
- No Onward Chain
- Allocated Parking
- EPC Rating - TBC
- View of the Canal

**£120,000**

Jigsaw Move are pleased to present this delightful ground floor apartment nestled in the charming area of The Waterfront in Selby. The property offers a perfect blend of modern living and picturesque surroundings. Built in 2006, the property spans an inviting 452 square feet and features an open plan living, kitchen, and dining area, creating a spacious and airy atmosphere ideal for both relaxation and entertaining.

The apartment boasts two well-proportioned bedrooms, providing ample space for a small family or professionals seeking a comfortable home. The bathroom is conveniently located, ensuring practicality for everyday living.

One of the standout features of this property is the scenic view of the narrow boats from the balcony, allowing you to enjoy the tranquil waterside setting right from your own home. Additionally, the apartment comes with allocated parking, a valuable asset in this desirable location.

Situated in a great town location, residents will benefit from easy access to local amenities, shops, and transport links, making it an ideal choice for those who appreciate convenience and community. Additionally, the property is offered with no onward chain, simplifying the buying process for prospective homeowners.

The property is situated within walking distance to Selby Town Centre. Selby hosts a range of local amenities including a buzzing high street with; shops, doctors, opticians, beauty parlours, super markets, restaurants and is also home to the historical Selby Abbey. With its close proximity to all major networks, Selby is ideal when commuting to York, Leeds and Hull.

This charming apartment is perfect for anyone looking to embrace a relaxed lifestyle in a picturesque setting. Whether you are a first-time buyer or seeking a peaceful retreat, this property at The Waterfront is not to be missed.

Leasehold property:

- Lease length 155 years with approx. 134 remaining
- annual ground rent approx. £170
- monthly service charge approx. £73

## ACCOMMODATION

### Entrance Hall

Lounge 12'0" x 22'5" (3.65m x 6.84m)

Kitchen 8'11" x 8'11" (2.71m x 2.72m)

Bedroom One 14'11" x 8'11" (4.54m x 2.72m)

Bedroom Two 8'11" x 9'1" (2.73m x 2.76m)

Bathroom 7'2" x 5'8" (2.19m x 1.73m)

## EXTERNAL

### ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

info@jigsawmove.co.uk

### COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.



## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

## OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

## PROPERTY DETAILS

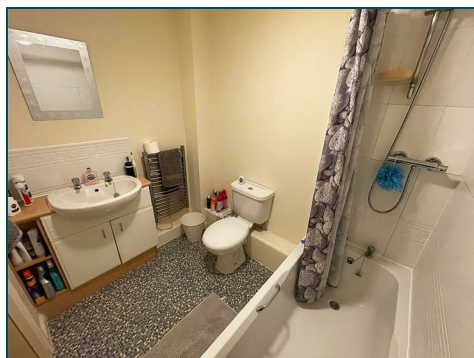
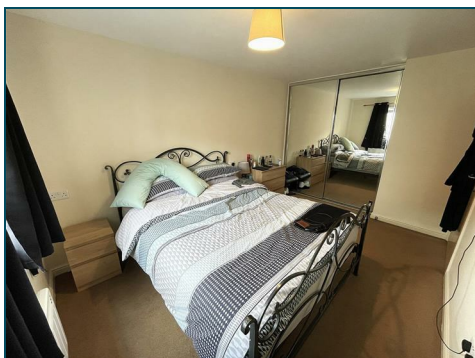
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

## VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

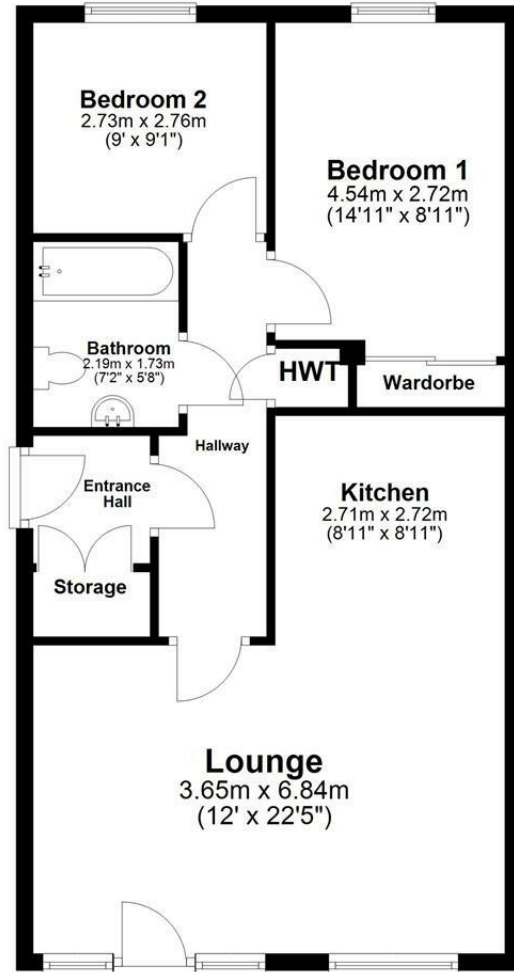
## WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



## Ground Floor

Approx. 62.4 sq. metres (671.2 sq. feet)



Total area: approx. 62.4 sq. metres (671.2 sq. feet)

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			
<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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



11 Finkle Street, Selby, North Yorkshire, YO8 4DT  
[info@jigsawmove.co.uk](mailto:info@jigsawmove.co.uk) | [www.jigsawmove.co.uk](http://www.jigsawmove.co.uk) | [info@jigsawletting.co.uk](mailto:info@jigsawletting.co.uk) | [www.jigsawletting.co.uk](http://www.jigsawletting.co.uk)  
 Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227



Look for Propertymark Protection to ensure your agent is qualified and regulated