



42 Portholme Road, Selby, YO8 4QQ

First Floor Apartment | One Bedroom | No Onward Chain | Off Street Parking | Ideal For First Time Buyers | Close To Town Location | Viewing Highly Recommended

- First Floor Apartment
- Gas Central Heating
- Council Tax Band - A
- Close To Town Location
- One Bedroom
- Leasehold Property
- No Onward Chain
- Allocated Off Road Parking
- EPC Rating - C
- Ideal For First Time Buyers

£85,000

Jigsaw Move are pleased to present this delightful first floor apartment nestled on the charming Portholme Road in Selby. The property presents an excellent opportunity for both first-time buyers and savvy investors.

The property features a well-proportioned reception room, perfect for relaxation or entertaining guests, alongside a comfortable bedroom that offers a peaceful retreat. The bathroom is conveniently located, ensuring ease of access.

One of the standout features of this apartment is the allocated off-street parking for one vehicle, providing added convenience in this bustling area. The property is offered with no onward chain, allowing for a smooth and swift transaction.

For those considering investment, this apartment is particularly appealing. From November 2025, it is expected to generate a rental income of £510 per calendar month, which translates to an impressive yield of 6.8%. This makes it an ideal choice for anyone looking to expand their property portfolio.

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.

In summary, this apartment on Portholme Road is a fantastic opportunity that combines comfort, convenience, and investment potential. Whether you are looking to make your first step onto the property ladder or seeking a reliable rental investment, this property is well worth your consideration.

Leasehold property:

- Lease length 149 years with approx. 149 remaining from 2025
- annual service charge approx. £60

ACCOMMODATION

Entrance Hall

Lounge 14'9" x 10'1" (4.50m x 3.08m)

Kitchen 6'8" x 8'4" (2.02m x 2.54m)

Hallway

Bedroom One 13'11" x 9'11" (4.23m x 3.01m)

Bathroom 4'5" x 7'10" (1.35m x 2.40m)

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

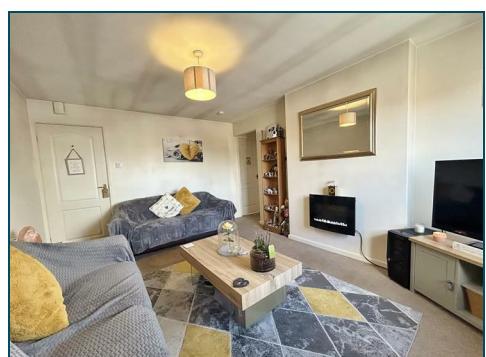
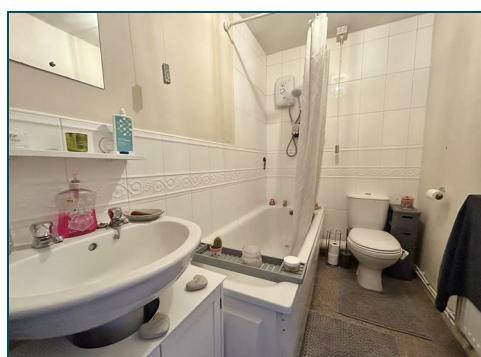
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in 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 Chancery 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.

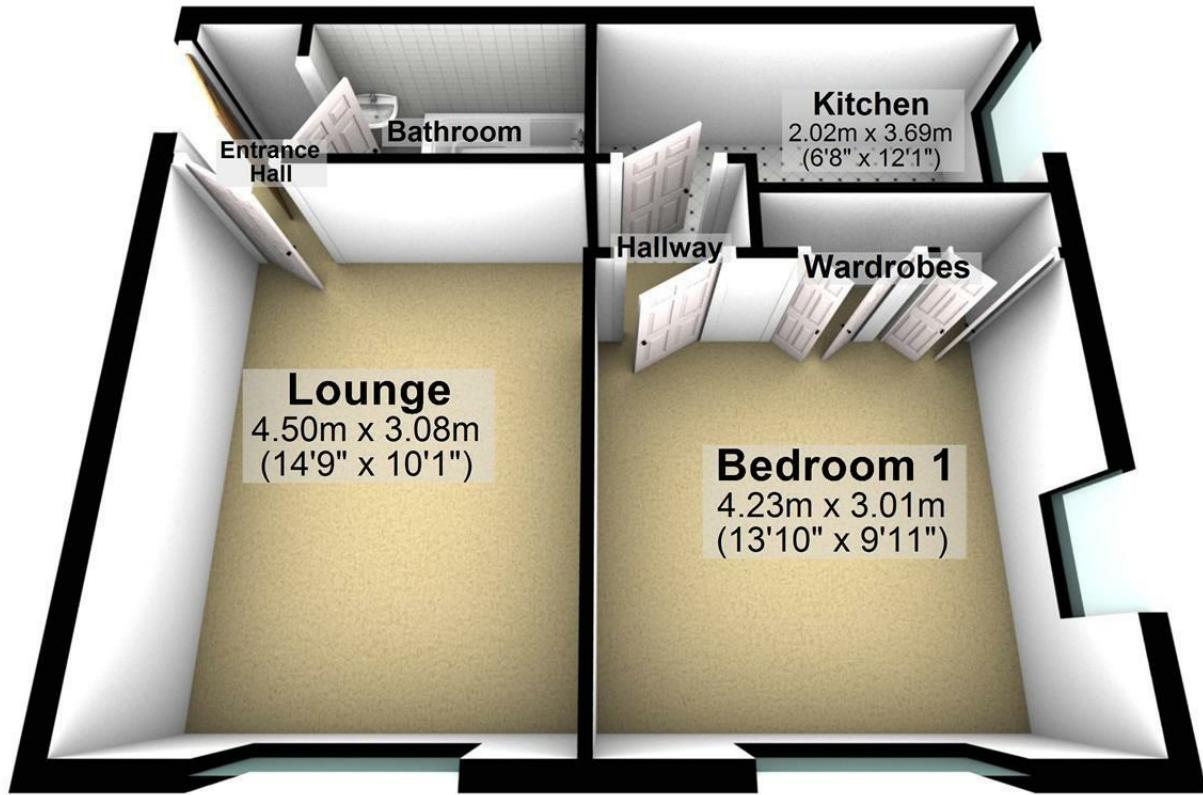
WINDOWS

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



First Floor Apartment

Approx. 39.6 sq. metres (426.1 sq. feet)



Total area: approx. 39.6 sq. metres (426.1 sq. feet)

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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 | |



safeagent

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

