



## Apartment 21, Abbey Wharf Canal Road, Selby, YO8 8AG

Two Bedroom Top Floor Apartment | Open-Plan Living Area | Balcony | Lift and Stairs Access To All Floors | Close To Town Centre | Communal Off-Street Parking

- Third-Floor Apartment
- Leasehold
- Council Tax Band: B
- Two Double Bedrooms
- Electric Heating
- Communal Off-Street Parking
- Open-Plan Lounge Kitchen
- EPC: TBC

£825 PCM

Jigsaw Letting are pleased to welcome to the market this charming top floor apartment located in the desirable Abbey Wharf area of Selby. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, or those seeking a comfortable space to call home.

As you enter the apartment, you are greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The room is filled with natural light, enhancing the overall sense of space and comfort.

The kitchen is conveniently located adjacent to the reception area, providing a practical layout for everyday living. The apartment also boasts a lovely balcony, where you can enjoy your morning coffee or unwind in the evening while taking in the views of the surrounding area.

For your convenience, the property includes communal off-street parking, ensuring that you have a secure place for your vehicle. The electric heating system throughout the apartment guarantees a cosy environment during the colder months.

Situated in a sought-after location, this apartment offers easy access to local amenities, including shops, restaurants, and parks, making it a perfect choice for those who appreciate both comfort and convenience.

In summary, this top floor apartment in Abbey Wharf is a wonderful opportunity for anyone looking to enjoy modern living in a vibrant community. Don't miss your chance to make this lovely property your new home.

#### **COUNCIL TAX BAND**

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.

#### **HOW DO I APPLY FOR A PROPERTY?**

To avoid disappointment please contact the office to request an application form for the property you wish to apply for following your viewing.

#### **LETTINGS FEES UPON APPLICATION**

Additional fees apply for this property and are as follows; 1 weeks rent holding fee for each property. Please note, the holding fee is deductible from the first month's rent on the property if successful. There will also be a bond for the property equal to 5 weeks rent which will be held for the duration of the tenancy with the DPS. Go to, [www.jigsawletting.co.uk](http://www.jigsawletting.co.uk) or call for more details

#### **LETTINGS 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.

#### **OPENING HOURS LETTING TEAM**

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

#### **TO LET 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.





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		79	(69-80) C	74	74
(55-68) D	62		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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

