

Apartment 1 Abbey Wharf, Canal Road, Selby, YO8 8AG

Ground Floor Apartment | One Double Bedroom | Communal Car Park | Open Plan Living Kitchen Area | Close To Town Location | Ideal For First Time Buyers | Viewing Highly Recommended

- Ground Floor Apartment
- Electric Heating
- Council Tax Band - A
- Open Plan Living Kitchen Diner
- One Bedroom
- Leasehold Property
- Town Centre Location
- Off Street Parking in Communal Car Park
- EPC Rating - C
- Ideal First Time Buy or Investment

Offers Over £93,000

Jigsaw Move are pleased to welcome you to this charming ground floor apartment located in the desirable Abbey Wharf area of Selby. This delightful property is perfect for first-time buyers or investors seeking a convenient and modern living space.

As you enter, you are greeted by a welcoming hallway that features a handy storage cupboard, ideal for keeping your belongings organised. The heart of the home is the open plan lounge, kitchen, and dining area, which is bathed in natural light thanks to the patio doors that lead out to a lovely balcony area. This space is perfect for entertaining guests or simply enjoying a quiet evening at home.

The apartment boasts a well-appointed double bedroom, providing a comfortable retreat after a long day. The bathroom is thoughtfully designed, ensuring both functionality and style.

Additionally, this property includes a communal car park offers further convenience for residents and guests alike making it a practical choice for those with a car.

The property is situated within walking distance to Selby Town Centre. Selby hosts a range of local amenities; nurseries, primary and high schools, play park and doctors surgery and a buzzing high street with; shops, doctors, opticians, beauty parlours, super markets, public houses/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 ground floor apartment at Abbey Wharf presents an excellent opportunity for those looking to enter the property market or expand their investment portfolio. With its modern features and prime location, it is not to be missed.

Lease Details
Lease length 125 years issued from 01/01/2009
Monthly service charge approx. £100
Annual ground rent approx. £180

ACCOMODATION

Entrance Hall 3'6" x 10'8" (1.06m x 3.26m)

Bedroom 1 13'11" x 10'8" (4.24m x 3.26m)

Bathroom 6'2" x 6'7" (1.89m x 2.00m)

Kitchen Dining Living 23'9" x 12'0" (7.25m x 3.67m)

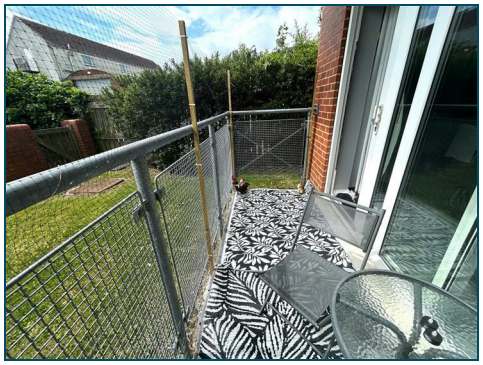
ANTI-MONEY LAUNDERING (AML) CHECKS
In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

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.

UTILITIES MATERIAL INFORMATION
Electricity supply – Mains

Water supply – Mains

Sewerage – Mains

Heating – Electric room heating

Broadband – FTTP (fibre to the premises)

Mobile signal/coverage is good in this area

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. 51.1 sq. metres (550.3 sq. feet)



Total area: approx. 51.1 sq. metres (550.3 sq. feet)

