

Flat 31 Halcyon The Waterfront, Selby, YO8 8FE

Two Bedroom Apartment | Town Centre Location | Allocated Parking | Fitted Wardrobes to Master Bedroom | Ideal Investment Property or First Time Buy

- Top Floor Apartment
- Two Bedrooms with Fitted Wardrobes to Master
- Allocated Parking
- Electric Heating
- Leasehold
- EPC - C
- Council Tax Band - B
- Town Centre Location
- Close to Train & Bus Station for Commuters
- Views Over The Canal

£100,000

Jigsaw Move are pleased to welcome to the market this two-bedroom apartment offering a perfect blend of modern living and picturesque surroundings. Built in 2007, the property spans an inviting 699 square feet, providing ample space for comfortable living.

As you enter, you will find a well-designed layout that maximises the use of space. The master bedroom features fitted wardrobes, ensuring that storage is both stylish and practical. The second bedroom is equally spacious, making it ideal for guests, a home office, or a child's room.

One of the standout features of this property is its stunning views over the canal, which can be enjoyed from various vantage points within the home. This serene backdrop adds a touch of tranquillity to everyday life, making it a perfect retreat after a busy day.

The apartment is conveniently located in the town centre, placing you within easy reach of local amenities, shops, and transport links. This prime location not only enhances lifestyle but also makes it an ideal investment property.

Additionally, the property comes with allocated parking, a valuable asset in a town centre setting. Whether you are a first-time buyer, or an investor, this property at The Waterfront is a wonderful opportunity that should not be missed.

Leasehold property:
- Lease length 155 years issued from 01/12/2006
- Annual ground rent approx. £180
- Annual service charge approx. £917.40

Disclaimer The stated service charge and ground rent are approximate figures based on comparable properties. These amounts have been estimated for guidance only. Prospective purchasers should verify the current service charge and ground rent directly with their solicitor or the relevant management company during the conveyancing process.

TOP FLOOR ACCOMODATION

Entrance Lobby 4'9" x 4'5" (1.45m x 1.34m)

Hallway 15'0" x 3'4" (4.57m x 1.02m)

Open Plan Kitchen & Lounge 21'1" x 22'6" (6.43m x 6.87m)

Bedroom 1 12'7" x 8'11" (3.83m x 2.71m)

Bedroom 2 8'9" x 9'3" (2.67m x 2.83m)

Family Bathroom 7'6" x 5'8" (2.29m x 1.72m)

ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Hipla 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 central or 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.

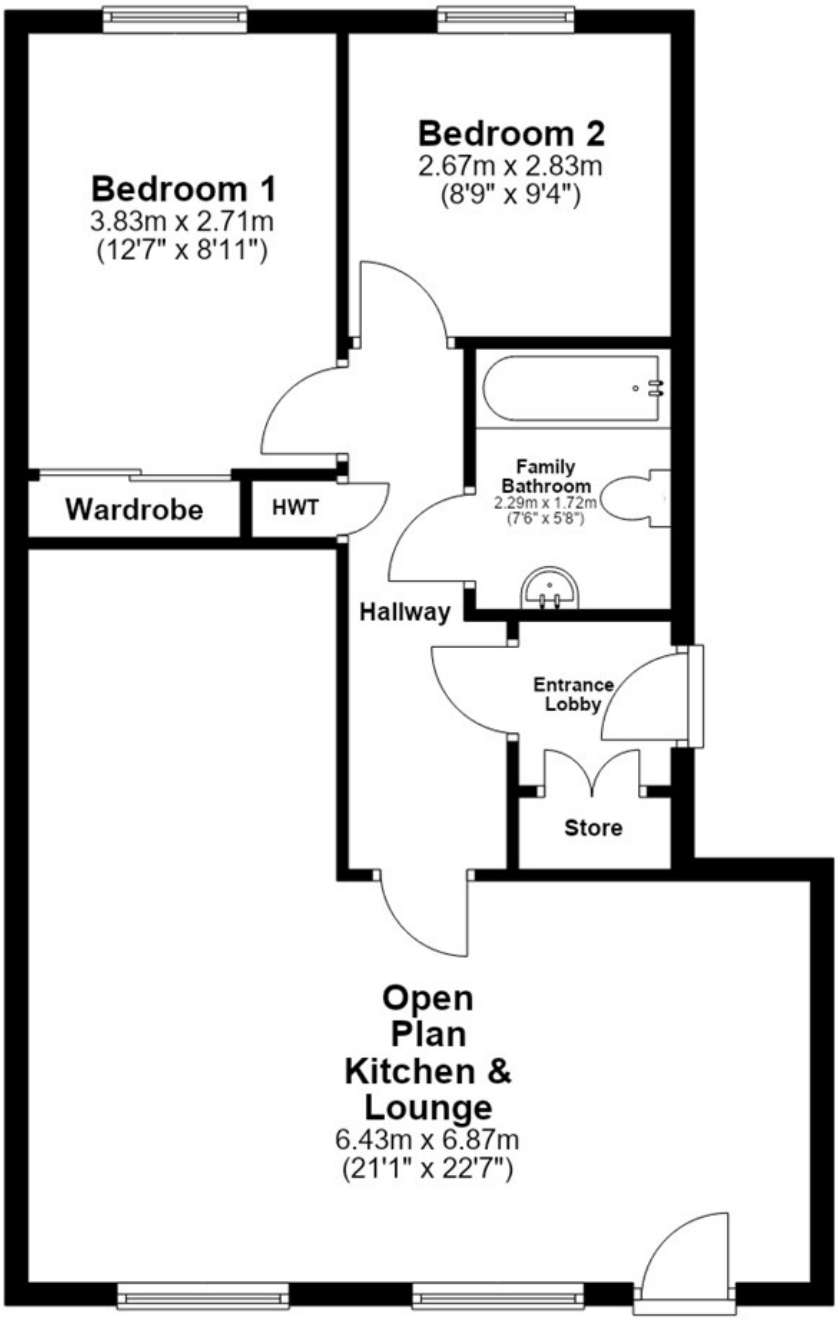






Ground Floor

Approx. 66.6 sq. metres (717.0 sq. feet)



Total area: approx. 66.6 sq. metres (717.0 sq. feet)

