



71/73 Micklegate Selby Trades Hall WMC & Instit, Selby, YO8 4ED

First Floor Apartment | Three Double Bedrooms | Street Parking | Investment Property Only | Tenants In Situ | Close To Town Location | Don't Miss This Opportunity

- First Floor Apartment
- Gas Central Heating
- Council Tax Band - B
- Tenants In Situ
- Three Double Bedrooms
- Leasehold Property
- Investment Property Only
- Street Parking
- EPC Rating - D
- Close To Town Location

£119,500

Jigsaw Move are pleased to present this spacious flat nestled in the charming area of Micklegate, Selby. The property presents an excellent investment opportunity. Boasting three well-proportioned bedrooms and a comfortable reception room, this property offers ample living space for tenants. The flat features one bathroom, ensuring convenience for residents.

Currently, the property is tenanted, with agreements in place until November 2025, providing a steady rental income of £650 per calendar month. This arrangement yields an impressive 6.5%, making it an attractive option for investors seeking a reliable return.

One of the notable advantages of this flat is its low ground rent and the absence of service charge fees, which enhances the overall profitability of the investment. Additionally, its prime location close to the town centre ensures that tenants will enjoy easy access to local amenities, shops, and transport links.

With its generous floor space and strategic positioning, this flat in Micklegate is not only a sound investment but also a desirable home for future tenants. Whether you are an experienced investor or new to the property market, this opportunity should not be overlooked.

Lease Details;

- Lease length years 150 with approx. remaining - 141
- Annual ground rent approx. £1
- Annual service charge approx. £0
- Annual insurance £100

ACCOMMODATION

Entrance Hall 16'2" x 8'11" (4.92m x 2.73m)

Lounge 15'1" x 15'3" (4.60m x 4.65m)

Kitchen 10'6" x 7'9" (3.21m x 2.35m)

Bedroom One 11'1" x 14'0" (3.39m x 4.26m)

Bedroom Two 9'7" x 10'5" (2.91m x 3.18m)

Bedroom Three 13'1" x 7'2" (3.99m x 2.18m)

Family Bathroom 6'6" x 10'9" (1.97m x 3.28m)

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

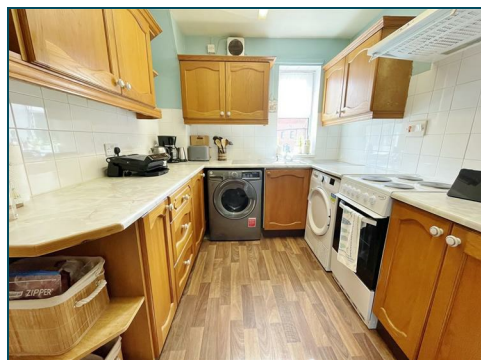
info@jigsawmove.co.uk

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.

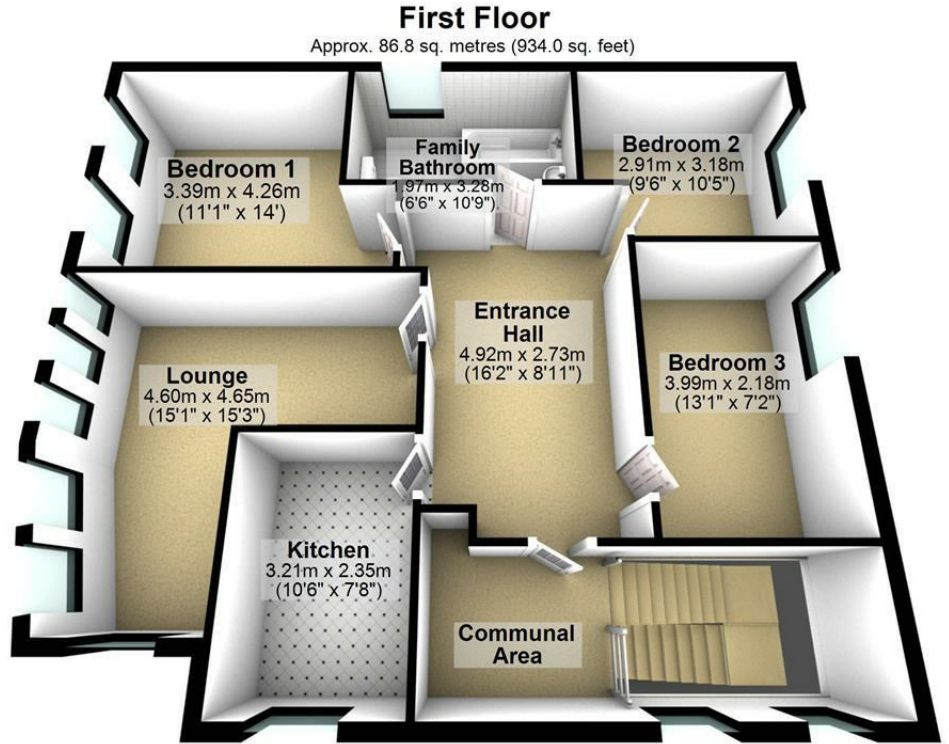
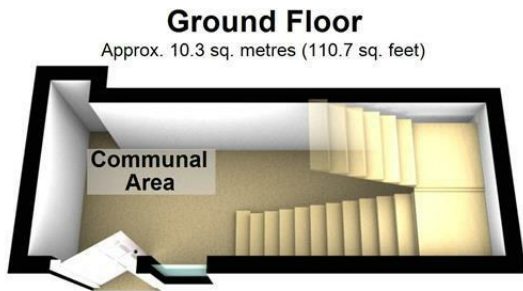
VIEWINGS

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.





Total area: approx. 97.1 sq. metres (1044.7 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	
61	72
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	
57	66
England & Wales	
EU Directive 2002/91/EC	



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