

80 Clog Mill Gardens, Selby, YO8 3EH

SAVE TIME & BOOK YOUR VIEWING ON THE JIGSAW WEBSITE & CLICK 'REGISTER TO VIEW A PROPERTY' FROM OUR MAIN MENU

- Maisonette Property
- Gas Central Heating
- Popular Location
- One Bedroom
- Council Tax Band - A
- Close To Town Centre
- Allocated Parking Space
- EPC Rating - C
- Viewing Recommended

£700 PCM

Jigsaw Move are pleased to present this well-presented maisonette property nestled in the charming Clog Mill Gardens in Selby. The property offers a delightful living experience across two thoughtfully designed floors. Built in 2008, the property spans an inviting 417 square feet, making it an ideal choice for first-time buyers or those seeking a low-maintenance home.

Upon entering, you are greeted by a spacious ground floor entrance hallway that leads to a comfortable bedroom and a modern bathroom, providing a perfect retreat for relaxation.

Ascending to the first floor, you will discover an open-plan living room and dining area that seamlessly connects to a well-equipped kitchen. The space is enhanced by elegant Juliette doors, allowing natural light to flood in and offering a lovely view of the surroundings.

This maisonette also boasts the convenience of allocated parking for one vehicle, ensuring ease of access. With no onward chain, you can move in without delay and start enjoying your new home right away.

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.

Clog Mill Gardens is a peaceful location, yet it remains close to local amenities and transport links, making it a practical choice for modern living. This property is a rare find and is sure to attract interest, so do not miss the opportunity to make it your own.

Leasehold property:
- Lease length 125 years issued from 01/01/2007
- Annual ground rent approx. £120
- Annual service charge approx. £2700
(this includes gas, electric, water, maintenance and window cleaning)

Nestled in the charming Clog Mill Gardens of Selby, this delightful one-bedroom house offers a perfect blend of modern living and convenience. Built in 2008, the property spans an inviting 417 square feet, making it an ideal choice for individuals or couples seeking a cosy yet functional home.

You will find a well-designed open plan living kitchen area that maximises space and light, creating a warm and welcoming atmosphere. This layout is perfect for both relaxation and entertaining, allowing for seamless interaction between the kitchen and living space. The property features a comfortable bedroom, providing a peaceful retreat at the end of the day, along with a well-appointed bathroom that caters to all your needs.

One of the standout features of this property is the allocated parking space, ensuring that you have a secure and convenient place for your vehicle. Additionally, the location is highly desirable, being close to the town centre, which offers a variety of shops, cafes, and amenities, making daily life both easy and enjoyable.

This maisonette is situated in a popular area, making it a fantastic opportunity. With its modern features and prime location, viewing is highly recommended to fully appreciate what this lovely home has to offer. Don't miss the chance to make this charming property your own.

Please note an additional service charge will be added of £225 per month including gas, electric, water, ground maintenance, window cleaning and boiler servicing bringing the total monthly amount due to £925pcm.

Leasehold property:
- Lease length 125 years issued from 01/01/2007
- Annual ground rent £120
- Monthly service charge £225 (this includes gas, electric, water, maintenance, window cleaning and buildings insurance)







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?
Apply Online & Save Time!

To book a viewing, simply visit our website and click 'Register to View a Property' from the main menu.

If you are interested in the property after your viewing, you can download and complete our 'Property Rental Application' form directly from our website.

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 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.

UTILITIES MATERIAL INFORMATION.
Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

Broadband – FTTC (fibre to the cabinet)

Mobile signal/coverage is good in this area

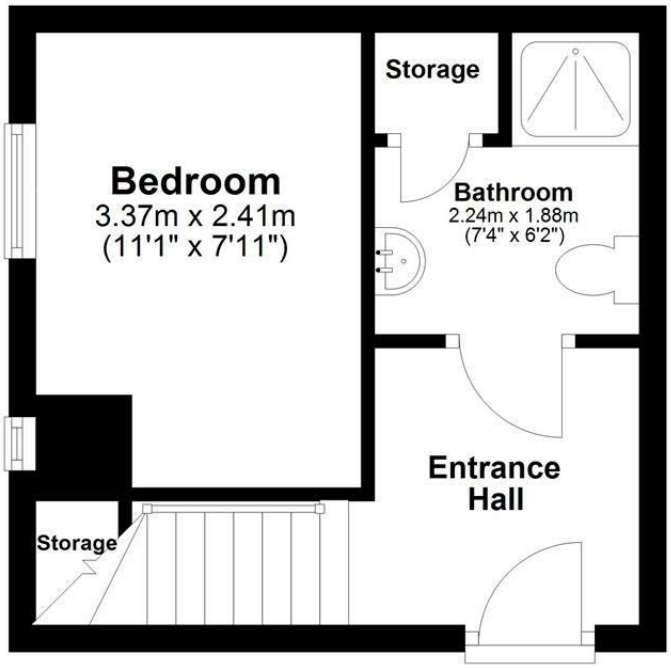






Ground Floor

Approx. 19.8 sq. metres (212.8 sq. feet)



First Floor

Approx. 19.0 sq. metres (204.6 sq. feet)



Total area: approx. 38.8 sq. metres (417.4 sq. feet)

