

89 Clog Mill Gardens, Selby, North Yorkshire, YO8 3EH

One Bedroom Ground Floor Apartment | Allocated Parking | No Onward Chain | Close to Selby Town Centre | Viewing Highly Recommended

- Ground Floor Apartment
- Gas Central Heating
- Council Tax Band - A
- Close To Town Location
- One Bedroom
- Leasehold Property
- No Onward Chain
- One Allocated Parking Space
- EPC Rating - C
- Ideal For First Time Buyers Or Investors

£70,000

Jigsaw Move is delighted to welcome to this charming ground floor flat located in the desirable Clog Mill Gardens, Selby. This well-appointed one-bedroom apartment, built in 2007, offers a modern living experience in a convenient location, just a stone's throw from the heart of Selby town.

Spanning an efficient 279 square feet, this property is perfect for individuals or couples seeking a comfortable home. Upon entering, you will find an inviting open plan living and kitchen area, designed to maximise space and light. The apartment features a well-proportioned bedroom, providing a peaceful retreat, and a stylish shower room complete with storage solutions. The property is equipped with gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year.

One of the standout features of this flat is the allocated parking space, providing ease and convenience for residents. Currently tenanted, this property boasts an impressive yield of 9.4%, making it an attractive investment opportunity for those looking to expand their portfolio. Furthermore, the absence of an onward chain simplifies the purchasing process, allowing for a smooth transition.

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.

Whether you are a first-time buyer, an investor, or simply seeking a low-maintenance living space, this flat in Clog Mill Gardens presents an excellent opportunity. With its modern amenities and prime location, it is sure to appeal to a wide range of prospective buyers. Do not miss the chance to make this delightful property your own.

Leasehold Property:
- Lease length 125 years issued from 01/01/2007
- annual ground rent approx. £80 PA
- annual service charge approx. £2295.44 (this includes gas, electric, water, maintenance and window cleaning)

Kitchen 11'11" x 5'11" (3.62m x 1.81m)

Lounge 8'10" x 8'3" (2.68m x 2.52m)

Bathroom 7'0" x 5'11" (2.14m x 1.81m)

Bedroom 10'1" x 8'3" (3.08m x 2.52m)

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 – Gas Central Heating

Broadband – FTTC

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.

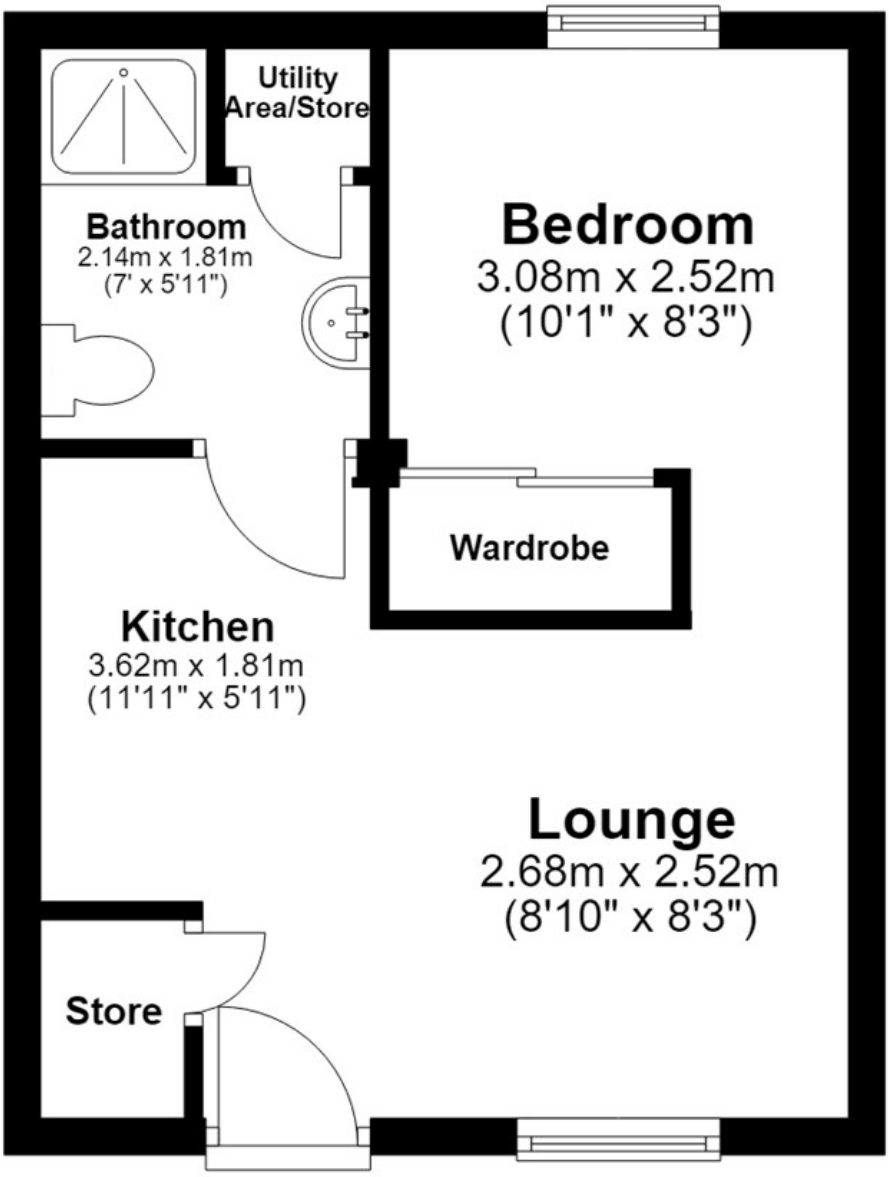






Ground Floor

Approx. 26.0 sq. metres (279.4 sq. feet)



Total area: approx. 26.0 sq. metres (279.4 sq. feet)

