

## 123 Clog Mill Gardens, Selby, YO8 3EH

Maisonette | Two Bedrooms | Communal Car Parking With Allocated Space | EPC Rating - TBC | Gas Central Heating | Council Tax Band A | Walking Distance To Town Centre | Sought After Location | Ideal First Time Buy or Investment |

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## Asking Price £110,000

Jigsaw Move are pleased to welcome to the market, this property on Clog Mill Gardens in Selby. This charming top-floor maisonette offers a perfect blend of comfort and convenience. With a well-thought-out layout spanning 522 square feet, the property features two inviting bedrooms, making it an ideal choice for first-time buyers or those seeking a sound investment opportunity.

Upon entering, you are welcomed into a bright entrance way that leads you to the bedrooms. Up the stairs you will find a warm and inviting open plan living space, perfect for entertaining. The property boasts a modern bathroom and a well-equipped kitchen, ensuring that all your daily needs are met with ease.

One of the standout features of this maisonette is the allocated parking space, providing you with the convenience of off-street parking in a sought-after location.

Situated within walking distance to the town centre, you will find a variety of shops, cafes, and amenities just a short stroll away, enhancing the appeal of this lovely home.

Built in 2010, this maisonette combines modern living with a prime location, making it a fantastic opportunity for anyone looking to settle in Selby. Don’t miss your chance to view this delightful property, which is sure to attract interest from a range of buyers.

Lease details
Lease length 125 years and ends 20/07/2125
Ground rent - £150 PA
Service charge - £3825.61 PA (this includes gas, electric, water, maintenance and window cleaning)

## FIRST FLOOR ACCOMMODATION

### Bedroom 1 9'8" x 7'11" (2.94m x 2.42m)

### Bedroom 2 9'3" x 7'11" (2.82m x 2.42m)

### Shower Room 5'10" x 5'3" (1.78m x 1.60m)

## SECOND FLOOR ACCOMMODATION

### Open Plan Kitchen/Dining/ Lounge 19'2" x 14'3" (5.85m x 4.34m)

## 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 – Gas Central Heating

Broadband – FTTP (fibre to the premises)

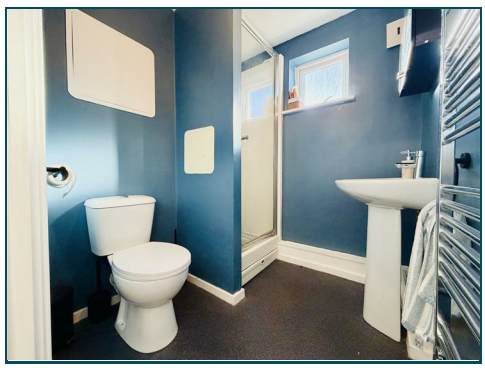
Mobile signal/coverage is good in this area

## 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.

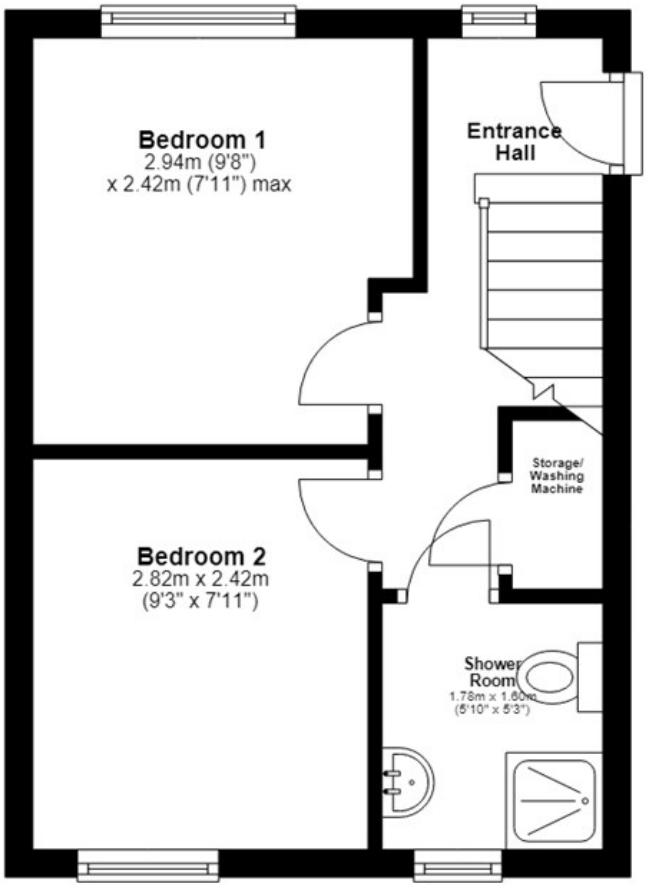






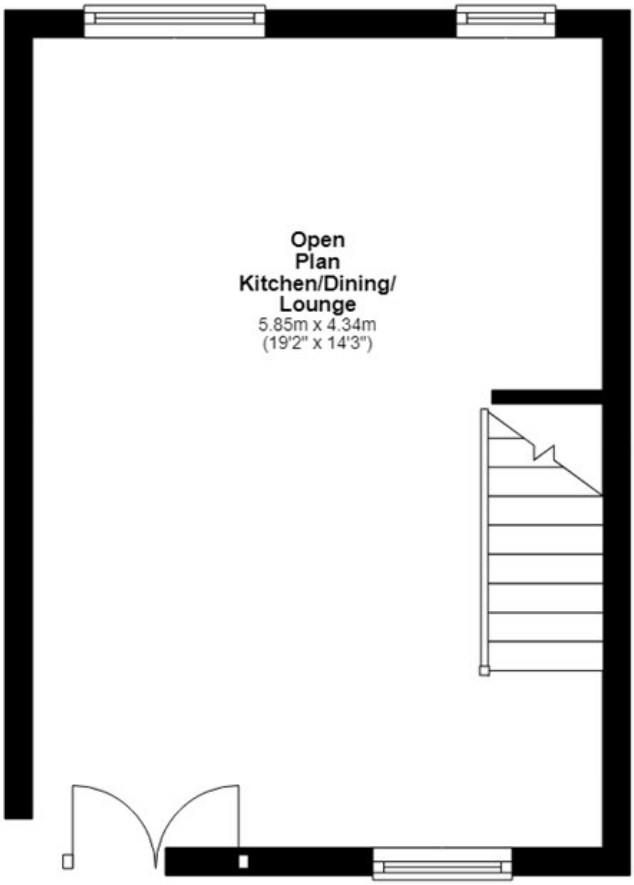
## First Floor

Approx. 23.1 sq. metres (248.6 sq. feet)
(excluding Storage/ Washing Machine)




## Second Floor

Approx. 25.4 sq. metres (273.4 sq. feet)




Total area: approx. 48.5 sq. metres (522.0 sq. feet)

