



Flat 9, Lilac Lodge Larch Road, Selby, YO8 8RJ

Top Floor Apartment | One Bedroom | Allocated Parking | Investment Property Only | Tenant In Situ | Rental Yield Of 9% | Open Plan | Viewing Highly Recommend

- Top Floor Apartment
- Gas Central Heating
- Council Tax Band - A
- Rental Yield Of 9%
- One Bedroom
- Leasehold Property
- No Onward Chain
- Allocated Parking
- EPC Rating - C
- Investment Property Only

£85,000

Jigsaw Move are pleased to welcome you to Lilac Lodge, a charming apartment located in the heart of Selby. This delightful property features an open plan design, creating a spacious and inviting atmosphere.

The apartment comprises one well-proportioned double bedroom, a modern bathroom, and a comfortable reception room that seamlessly connects to the kitchen area, making it perfect for both relaxation and entertaining.

One of the standout features of this property is the parking space available for one vehicle, a valuable asset in this popular location. The apartment is currently tenanted, providing a steady rental income of £650 per calendar month, which translates to an impressive rental yield of 9%. This makes it an excellent opportunity for investors looking to expand their portfolio.

Lilac Lodge is situated in a sought-after area, known for its vibrant community and convenient amenities. With no onward chain, this property is ready for a new owner to take over the investment seamlessly. Whether you are an experienced landlord or new to property investment, this apartment offers a fantastic opportunity to secure a reliable income in a desirable location.

The property is situated within the desirable development of Staynor Hall which is popular among families with due to its close proximity to local amenities, primary school and walking distance to Selby Town Centre. Staynor Hall is also an ideal location for commuters due to its access links to all major networks making it perfect for those travelling to York, Leeds and Hull.

Do not miss the chance to view this appealing apartment at Lilac Lodge, where comfort meets investment potential.

Leasehold property:

- Lease length 125 years issued from 01/01/2007
- annual ground rent approx. £400
- annual service charge approx. £928.75

ACCOMMODATION

Entrance Hallway 6'9" x 8'0" (2.05m x 2.45m)

Open Plan Lounge and Kitchen 17'3" x 18'8" (5.27m x 5.70m)

Bedroom 10'5" x 10'4" (3.17m x 3.15m)

Bathroom 6'7" x 6'1" (2.00m x 1.85m)

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

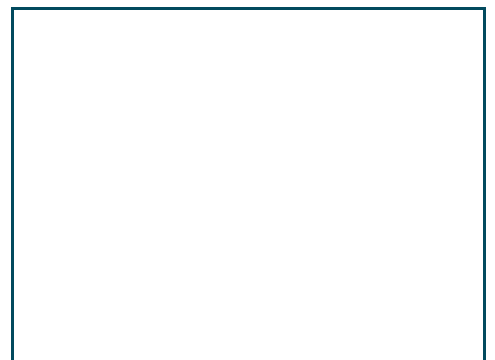
info@jigsawmove.co.uk

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 (fibre to the cabinet)

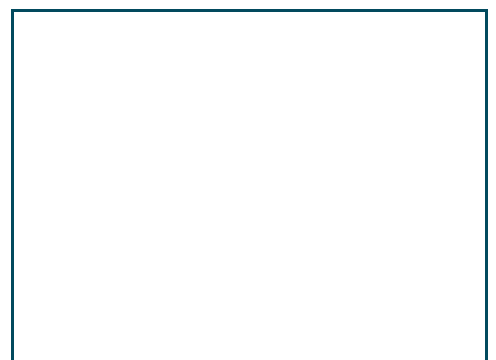
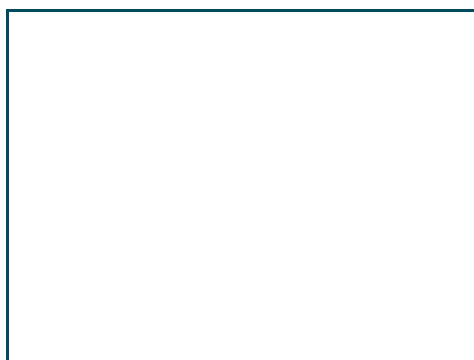
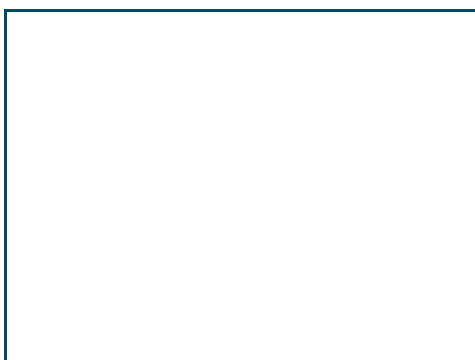
Mobile signal/coverage is good in this area

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.

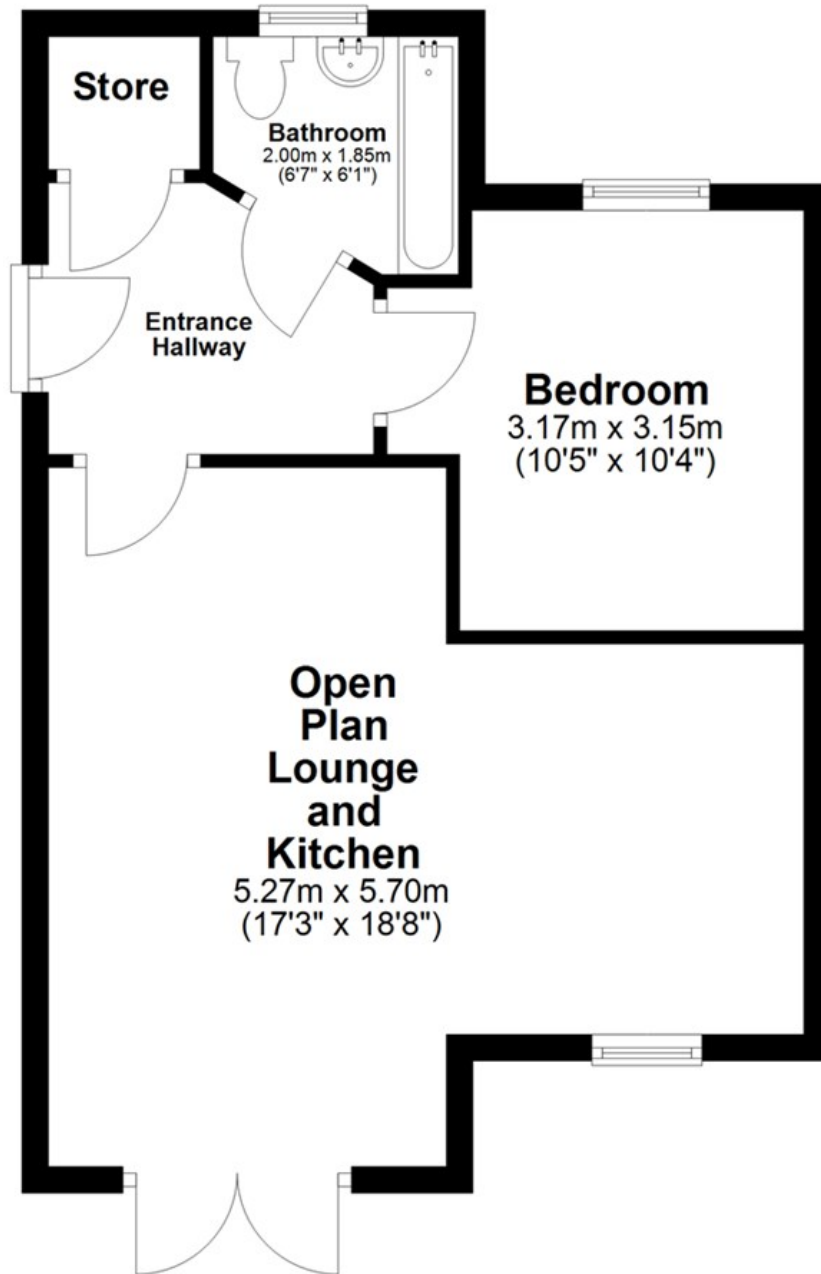
WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



Ground Floor

Approx. 42.5 sq. metres (456.9 sq. feet)



Total area: approx. 42.5 sq. metres (456.9 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			
England & Wales		78	78
		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			
England & Wales			
		EU Directive 2002/91/EC	