



Apartment 12, Abbey Wharf Canal Road, Selby, Yorkshire, YO8 8AG

First Floor Apartment | One Bedroom | No Onward Chain | Executive Purpose Built Apartment | Balcony | Lift and Stairs Access To All Floors | Close To Town Centre | Private Car Park

- Modern First Floor Apartment
- Electric Heating
- Council Tax Band - B
- Open Plan Living-Kitchen-Dining
- One Double Bedroom
- Leasehold Property
- No Onward Chain
- Allocated Off Street Parking
- EPC Rating - C
- Exclusive Purpose Built Development with Lift

Offers Over £100,000

Welcome to Abbey Wharf, a charming apartment located in the heart of Selby. This one-bedroom property is a gem within the exclusive Abbey Wharf development, offering a perfect blend of comfort and convenience.

As you step into this first floor apartment, you are greeted by a bright and airy open-plan living area that seamlessly connects the living space, kitchen, and dining area. The highlight of this space is the spacious balcony that overlooks the serene canal views, providing a perfect spot to unwind after a long day.

The bedroom is generously sized, offering a cosy retreat, and is complemented by a well-appointed family bathroom. With electric heating and uPVC double glazing, this apartment ensures your comfort throughout the year.

One of the standout features of Abbey Wharf is the allocated off-street parking, providing convenience for residents with vehicles. Additionally, the communal secure bike store is a great amenity for cycling enthusiasts.

- Larger than average apartments, 1 bedroom apartments boasting approx. 516 sq ft
- Communal secure bike store
- Spacious balconies to each apartment
- Communal lift, one of the only apartment blocks in the local area to have one of these
- Maintained communal garden
- ESW1 form obtained A2
- 125 year lease with 108 years remaining
- Service charge £960pa
- Ground rent £180pa

Selby itself is a vibrant town with a bustling high street offering a variety of shops, restaurants, and amenities. The historical Selby Abbey adds character to the town, making it a delightful place to call home.

ACCOMMODATION

Entrance Hallway

Entrance Hallway featuring electric wall mounted heater, three ceiling spotlights and entrance intercom system.

Open Plan Kitchen Lounge 23'4" x 11'2" (7.116m x 3.414m)

Open Plan Kitchen Lounge featuring a matching range of wall and base units, sink with mixer tap and drainer, electric oven with electric hob and extractor fan, integrated dishwasher, plumbing for automatic washing machine, three ceiling spotlights and storage cupboard. The lounge area features electric wall mounted heater, telephone point, TV aerial socket and double glazed sliding doors out onto the balcony.

Bedroom 13'5" x 11'0" (4.100m x 3.368m)

Double Bedroom featuring TV aerial socket, telephone point, electric wall mounted heater and double glazed window to the front elevation.

Bathroom 5'6" x 8'0" (1.685m x 2.451m)

Bathroom featuring bath with mixer tap, shower cubicle, dual flush w.c, hand wash basin with mixer tap, heated towel rail, three ceiling spotlights, partially tiled walls and extractor fan.

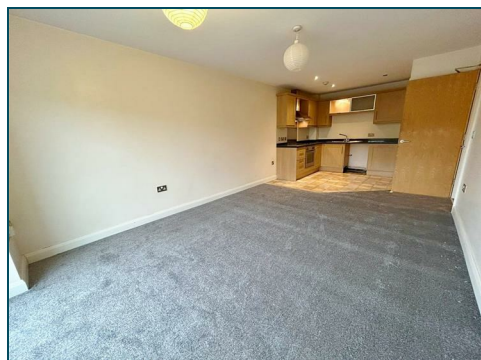
EXTERIOR

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.

UTILITIES MATERIAL INFORMATION

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Electric central or room heating

Broadband – FTTC (fibre to the cabinet)

Mobile signal/coverage is good in this area





Total area: approx. 51.1 sq. metres (550.2 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	75	83
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	79	79
EU Directive 2002/91/EC		