

23 Rose Court, Selby, YO8 8FF

Top Floor Apartment | Two Bedrooms | No Onward Chain | Allocated Parking Space | Ideal Investment Property | Popular Staynor Hall Location | Viewing Highly Recommended

- Top Floor Apartment
- Electric Heating
- Council Tax Band - B
- Popular Staynor Hall Location
- Two Bedrooms
- Leasehold Property
- No Onward Chain
- Allocated Parking Space
- EPC Rating - C
- Ideal Investment Property

£130,000

Jigsaw Move are pleased to welcome you to this charming top floor apartment located in the desirable Rose Court, Selby. Built in 2013, this modern property offers a comfortable living space of 603 square feet, making it an ideal choice for both first-time buyers and seasoned investors alike.

The apartment features a well-designed open plan living, kitchen, and dining area, which is perfect for entertaining or simply enjoying a relaxed evening at home. The large patio doors allow natural light to flood the space, creating a warm and inviting atmosphere.

With two spacious bedrooms, this property provides ample room for a small family or for those who may wish to have a home office. The bathroom is conveniently located and well-appointed, ensuring comfort and practicality for everyday living.

One of the standout features of this apartment is the allocated parking space, providing ease and convenience for residents. Additionally, there is no onward chain, making the purchasing process straightforward and efficient.

For investors, this property presents an excellent opportunity, as it currently has a tenant in place who pays £625 per calendar month, resulting in a commendable yield of 5.7%.

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.

In summary, this top floor apartment in Rose Court is a fantastic option for anyone looking for a modern, low-maintenance home or a lucrative investment opportunity. Don't miss your chance to view this delightful property.

Lease Details:
- Lease length 125 years issued from 01/01/2014
- Annual Service charge approx. £1670
Service charge, this includes all general communal maintenance including window cleaning, smoke alarms etc.
- Monthly Ground rent approx. £35

ACCOMMODATION

Entrance Hall

Lounge 11'2" x 15'9" (3.41m x 4.81m)

Kitchen 8'9" x 9'4" (2.67m x 2.85m)

Bedroom One 8'7" x 17'3" (2.62m x 5.27m)

Bedroom Two 8'3" x 7'10" (2.52m x 2.40m)

Bathroom 8'4" x 5'1" (2.55m x 1.54m)

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.

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 room heating

Broadband – FTTP (fibre to the premises)

Mobile signal/coverage is good in this area

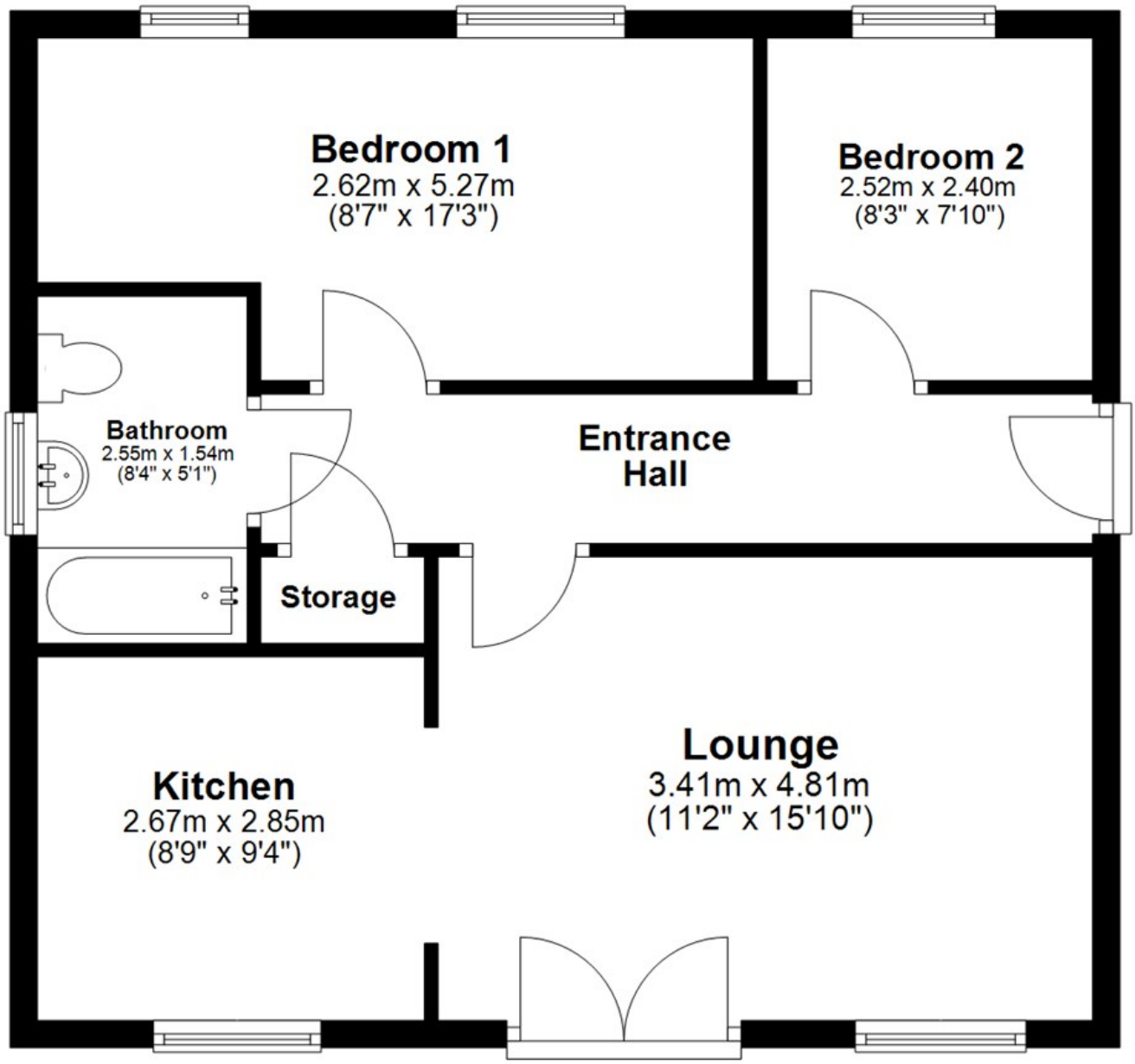






Ground Floor

Approx. 56.4 sq. metres (607.2 sq. feet)



Total area: approx. 56.4 sq. metres (607.2 sq. feet)

