

40 Clog Mill Gardens, Selby, YO83ED

Maisonette | One Bedroom | Allocated Parking | Leasehold | Ideal for Commuters | Close To Town Centre | Investment Opportunity

- Maisonette
- Leasehold
- Gas Central Heating
- One Bedroom
- EPC C
- Investment Only - Tenants in Situ
- Allocated Parking
- Council Tax Band A
- Close to Town Centre

Offers Over £90,000

Welcome to this charming one-bedroom maisonette located in the desirable Clog Mill Gardens, Selby. This delightful apartment offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and investors alike.

Upon entering, you will find a well-proportioned reception room that provides a warm and inviting space for relaxation or entertaining guests. The bedroom is thoughtfully designed to ensure a peaceful retreat, while the bathroom is equipped with essential amenities for your daily needs.

One of the standout features of this property is the allocated parking space, providing you with the convenience of off-street parking in a bustling area. The maisonette is leasehold, offering a manageable commitment for those looking to invest in property without the burdens of extensive maintenance.

Situated close to the town centre, this apartment is perfect for commuters, with excellent transport links to nearby cities. You will find a variety of shops,cafes, and local amenities just a short stroll away, enhancing the appeal of this location.

Whether you are seeking a cosy home or a promising investment opportunity, this one-bedroom maisonette in Clogg Mill Gardens is sure to meet your needs. Do not miss the chance to make this lovely property your own.

Leasehold Property:
- Lease length 125 years issued from 01/01/2007
- annual ground rent approx. £125 PA
- annual service charge approx. £2677

GROUND FLOOR ACCOMMODATION

Entrance Hall 4'3" x 6'9" (1.30m x 2.06m)

Bedroom 1 7'11" x 10'11" (2.42m x 3.34m)

Shower Room 4'5" x 6'9" (1.35m x 2.06m)

FIRST FLOOR ACCOMMODATION

Open Plan Kitchen Lounge 10'11" x 15'5" (3.34m x 4.70m)

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 – main

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.

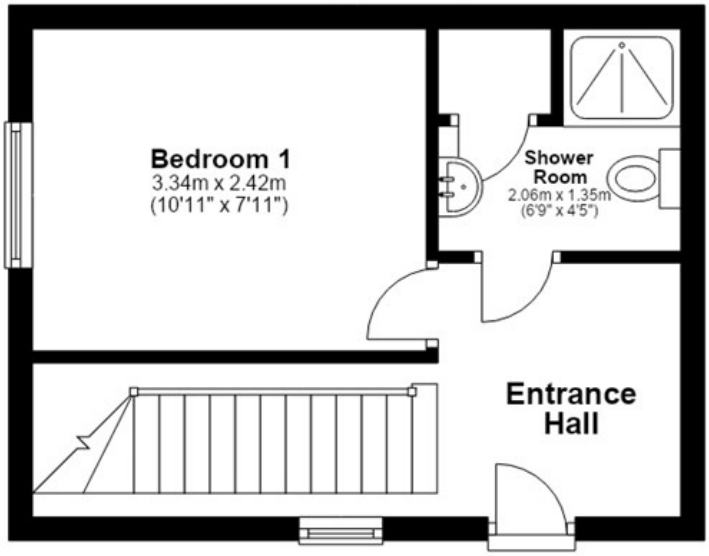
WINDOWS
Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.





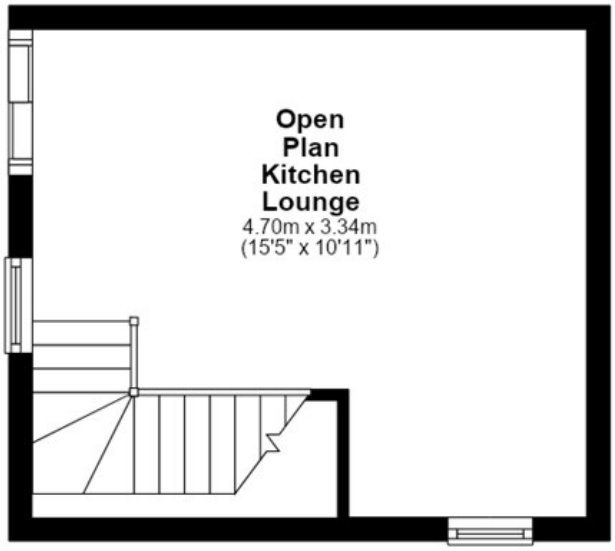
Ground Floor

Approx. 21.7 sq. metres (233.5 sq. feet)



First Floor

Approx. 17.5 sq. metres (188.8 sq. feet)



Total area: approx. 39.2 sq. metres (422.3 sq. feet)

