



91 Clog Mill Gardens, Selby, North Yorkshire, YO8 3EH

Ground Floor Apartment | One Bedroom | Allocated Parking | No Onward Chain | Newly Refurbished Kitchen And Bathroom | Popular Location | EPC Rating C | Council Tax Band A | Walking Distance To Town Centre

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£80,000

Jigsaw Move are pleased to welcome to the market this desirable ground floor apartment located in Clogg Mill Gardens, Selby. This delightful one-bedroom property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, couples, or those seeking a low-maintenance living space.

Upon entering, you will find a newly refurbished kitchen and a reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment features a spacious bedroom, ensuring a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, catering to all your needs.

One of the standout features of this property is the allocated parking space, providing you with the convenience of off-street parking. Additionally, the apartment is offered with no onward chain, allowing for a smooth and hassle-free purchase process.

Situated in a popular location, this apartment is within walking distance to the town centre, where you can enjoy a variety of shops, cafes, and local amenities. The EPC rating of C indicates good energy efficiency, which is beneficial for both the environment and your utility bills. Furthermore, the property falls under Council Tax Band A, making it an economical choice for potential buyers.

We highly recommend viewing this lovely apartment to fully appreciate its charm and potential. Don't miss out on the opportunity to make this your new home in Selby.

ACCOMMODATION

Lounge 9'1" x 11'8" (2.76m x 3.56m)

Kitchen 11'8" x 5'11" (3.55m x 1.81m)

Bathroom 6'10" x 5'11" (2.09m x 1.80m)

Bedroom 7'9" x 7'7" (2.37m x 2.32m)

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

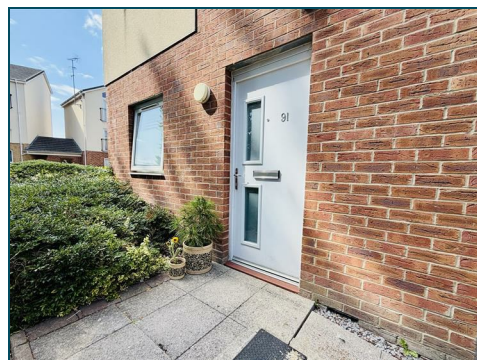
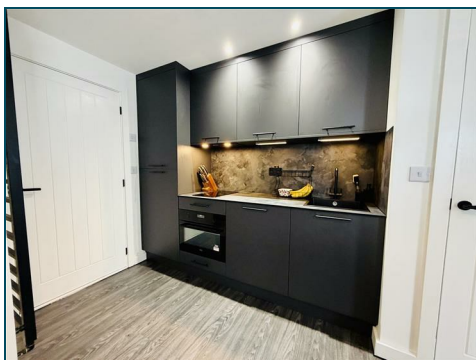
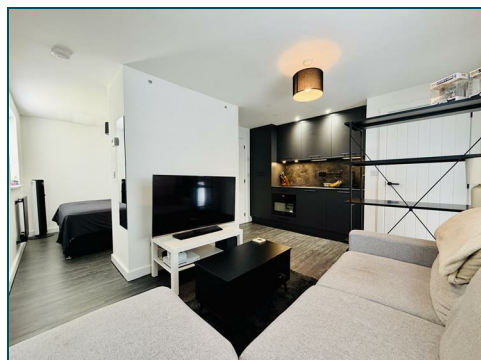
Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

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, Communal heating systems

Broadband – FTTC (fibre to the cabinet)

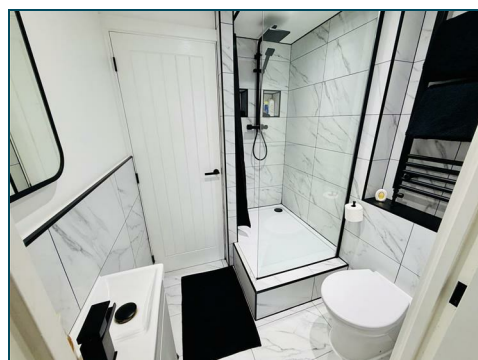
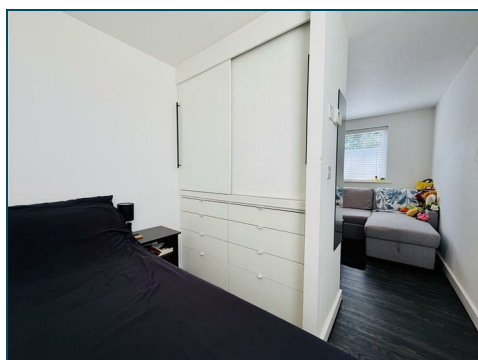
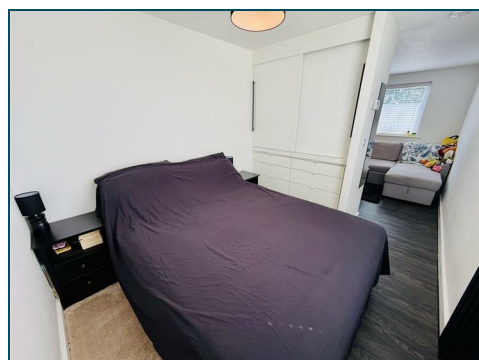
Mobile signal/coverage is good in this area

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.

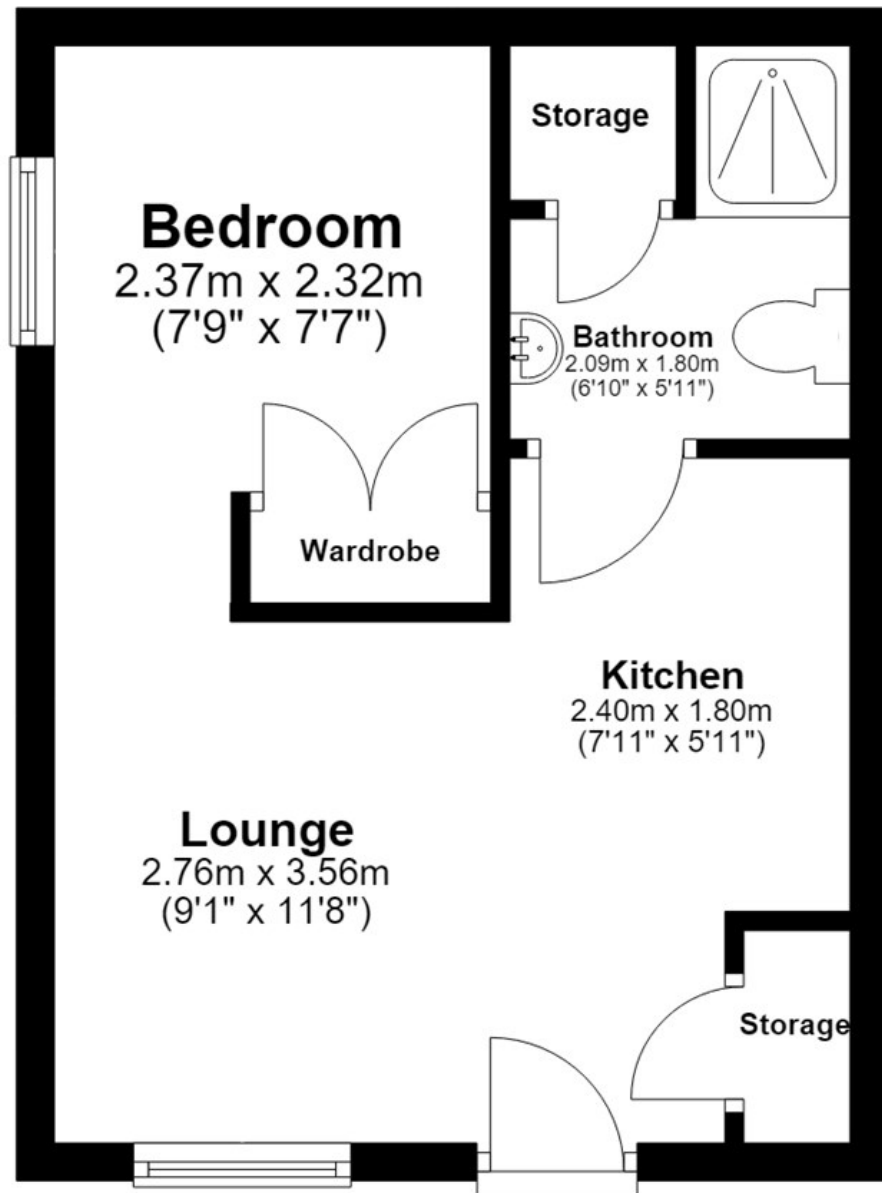
WINDOWS

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



Ground Floor

Approx. 23.6 sq. metres (254.2 sq. feet)
(excluding Storage)



Total area: approx. 23.6 sq. metres (254.2 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		
	73	75
England & Wales		
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		
	83	83
England & Wales		
EU Directive 2002/91/EC		