

3 Clog Mill Gardens, Selby, YO8 3ED

SAVE TIME & BOOK YOUR VIEWING ON THE JIGSAW WEBSITE & CLICK 'REGISTER TO VIEW A PROPERTY' FROM OUR MAIN MENU

- Maisonette
- Gas Central Heating
- Walking Distance To Town Centre
- One Bedroom
- EPC C
- Access To Public Transport Links
- Allocated Parking
- Council Tax Band A
- Viewing Recommended

£700 PCM

Welcome to this charming one-bedroom maisonette located in the desirable Clog Mill Gardens, Selby. Built in 2009, this modern property offers a comfortable living space of 538 square feet, making it an ideal choice for individuals or couples seeking a cosy home.

Upon entering, you will find a well-proportioned reception room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The bedroom is thoughtfully designed to maximise space and comfort, ensuring a restful retreat at the end of the day. The property also features a well-appointed bathroom, catering to all your daily needs.

One of the standout features of this maisonette is the allocated parking space, providing convenience for residents with vehicles. Additionally, the location is particularly advantageous, as it is within walking distance to local bus services, making commuting and exploring the surrounding area effortless.

This property is situated within a popular development, offering a sense of community while still being close to the amenities and attractions that Selby has to offer. This maisonette presents an excellent opportunity to live in a modern home in a sought-after location. Do not miss the chance to make this delightful property your own.

Leasehold property:
- Lease length 125 years with approx. 109 years remaining
- Annual ground rent approx. £120
- Monthly service charge approx. £255 (this includes gas, electric, water, maintenance and window cleaning)

COUNCIL TAX BAND
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.

HOW DO I APPLY FOR A PROPERTY?
Apply Online & Save Time!

To book a viewing, simply visit our website and click 'Register to View a Property' from the main menu.

If you are interested in the property after your viewing, you can download and complete our 'Property Rental Application' form directly from our website.

LETTINGS FEES UPON APPLICATION
Additional fees apply for this property and are as follows; 1 weeks rent holding fee for each property. Please note, the holding fee is deductible from the first month`s rent on the property if successful. There will also be a bond for the property equal to 5 weeks rent which will be held for the duration of the tenancy with the DPS. Go to, www.jigsawletting.co.uk or call for more details

LETTINGS VIEWINGS
Strictly by appointment with the sole agents by contacting . 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.

OPENING HOURS LETTING TEAM
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

TO LET 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.

UTILITIES MATERIAL INFORMATION.
Electricity supply – mains

Water supply – mains





Sewerage – mains

Heating – Gas Central Heating

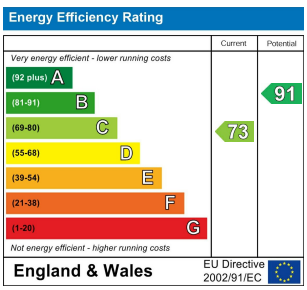
Broadband – FTTC (fibre to the cabinet)

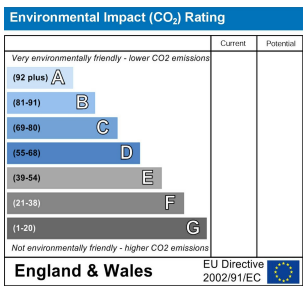
Mobile signal/coverage is good in this area








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
91
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC