



Flat 2, 15 Sycamore Road, Barlby, YO8 5XA

Ground Floor Apartment | One Bedroom | Communal Car Park | No Onward Chain | Ideal for Investors | Close To Local Amenities | Viewing Highly Recommended

- Ground Floor Apartment
- Electric Heating
- Council Tax Band A
- Newly Decorated And New Carpets Throughout
- One Bedroom
- Leasehold
- Close To Local Amenities
- Communal Car Parking
- EPC D
- Ideal Investment Opportunity

Offers Over £50,000

Jigsaw Move are pleased to welcome to the market, in the charming village of Barlby, this delightful ground floor apartment on Sycamore Road presenting an excellent opportunity for both first time buyers and investors alike. Spanning a modest yet functional 258 square feet, the property features a well appointed reception room, a comfortable bedroom, and a modern bathroom, making it an ideal space for those seeking simplicity and convenience.

The apartment has been recently decorated and boasts new carpets throughout, ensuring a fresh and inviting atmosphere. The communal car park provides parking for one vehicle, adding to the practicality of this lovely home. The village location offers a sense of community, with a local shop and bus route nearby, making daily errands and commuting effortless.

This property is not only a charming residence but also an ideal investment opportunity, given its appealing features and prime location. Whether you are looking to settle down in a peaceful village or seeking a property with great rental potential, this apartment on Sycamore Road is certainly worth considering.

Leasehold details

-120 years from 25/6/82 -25/06/2102

-76 years remaining

-ground rent £87 PA- £43.50 every 6 months and due to be reviewed 25/06/2045

ACCOMMODATION

Lounge/Bedroom 14'8" x 8'8" (4.47m x 2.63m)

Dressing Area 4'0" x 6'4" (1.22m x 1.94m)

Kitchen 5'11" x 8'10" (1.80m x 2.69m)

Bathroom 4'1" x 8'10" (1.25m x 2.69m)

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

UTILITIES MATERIAL INFORMATION

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Electric central heating

Broadband – FTTC (fibre to the cabinet)

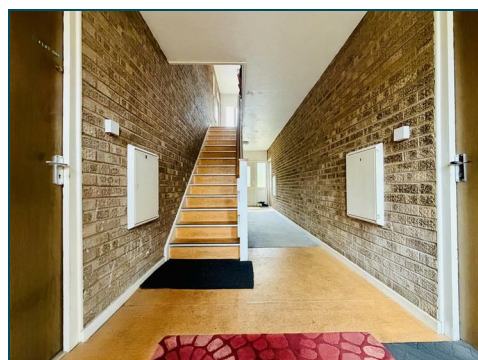
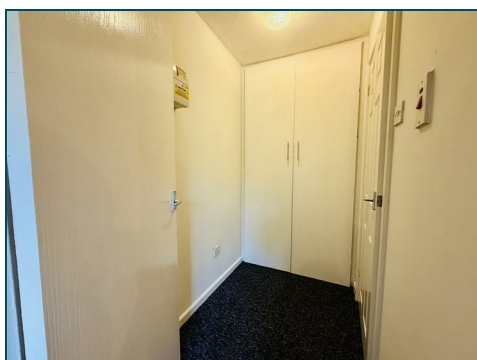
Mobile signal/coverage is good in this area

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.

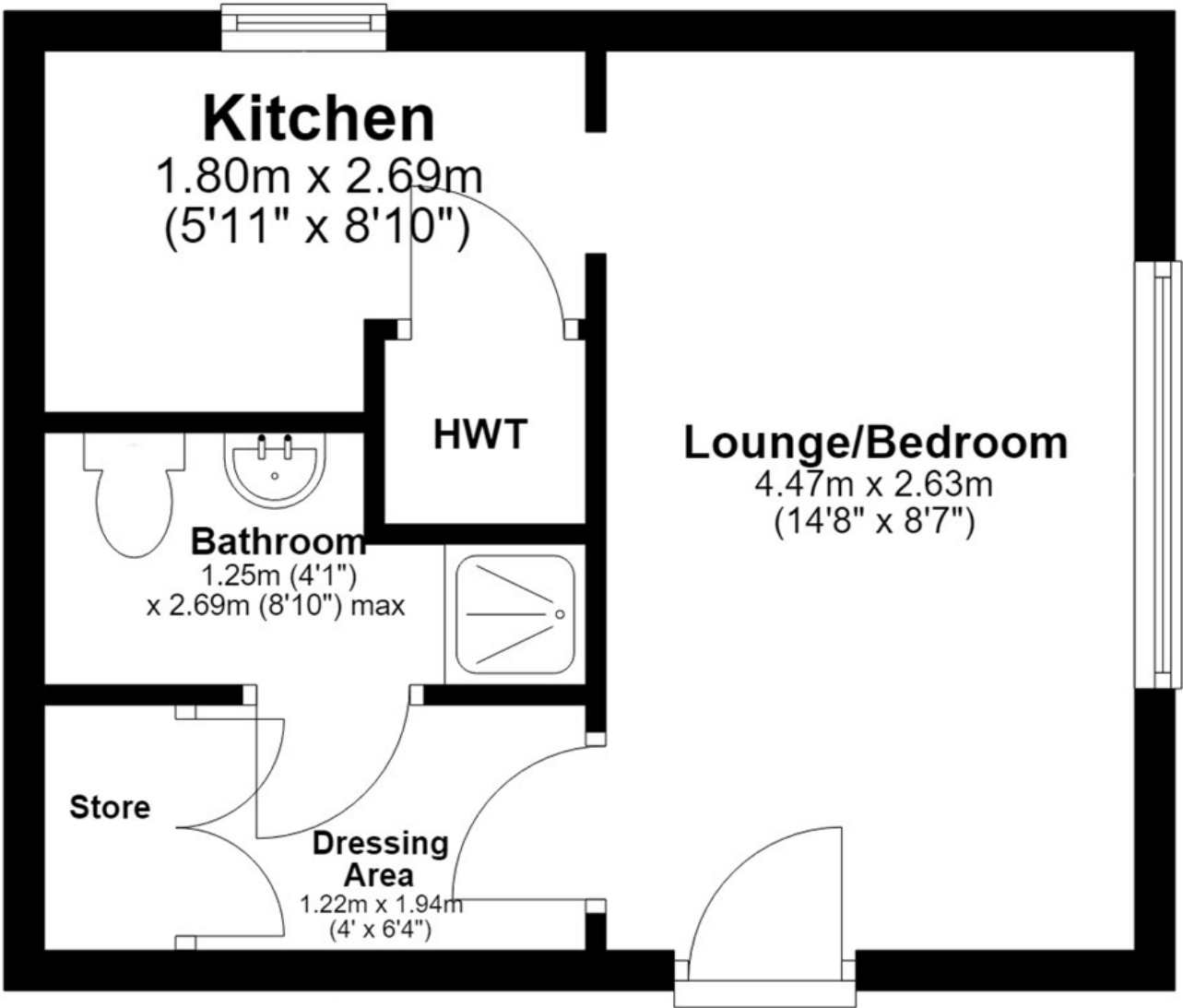
WINDOWS

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



Ground Floor

Approx. 24.3 sq. metres (261.6 sq. feet)



Total area: approx. 24.3 sq. metres (261.6 sq. feet)

