



116 Clog Mill Gardens, Selby, YO83EH

Semi-Detached Maisonette Property | Two Bedrooms | Allocated Parking Space | Ideal First Time Buyers | Close To Town Location

- Semi-Detached Maisonette
- Gas Central Heating
- Council Tax Band - A
- Well Presented Property
- Two Bedrooms
- Leasehold Property
- Ideal For First Time Buyers
- Allocated Parking Space
- EPC Rating - C
- Close To Town Location

Asking Price £125,000

Jigsaw Move are pleased to present this delightful semi-detached maisonette property nestled in the charming Clog Mill Gardens development in Selby. The property offers a perfect blend of modern living and comfort. Built in 2009, the property spans an inviting 536 square feet and is an ideal choice for first-time buyers seeking a welcoming home.

Upon entering, you are greeted by a spacious entrance hallway that leads to two well-proportioned bedrooms, providing ample space for relaxation and rest. The ground floor also features a convenient bathroom equipped with a shower, as well as a practical storage area under the stairs, which includes plumbing for a washing machine.

The first floor boasts an light and airy open-plan living, dining, and kitchen area, designed to create a warm and sociable atmosphere. The Juliette doors allow natural light to flood the space, enhancing the overall sense of openness and connection to the outdoors. This lovely space provides a peaceful setting to relax and unwind.

In summary, this semi-detached maisonette in Clog Mill Gardens is a wonderful opportunity for those looking to step onto the property ladder. With its modern amenities, charming views, and practical layout, it is sure to attract interest from discerning buyers. Do not miss the chance to make this delightful home your own

Leasehold property:

- Lease length 125 years with approx. 109 years remaining
- Annual ground rent approx. £140
- Monthly service charge approx. £318.80 (this includes gas, electric, water, general maintenance, window cleaning and building insurance) from 1st July 2026 - 30th June 2027

GROUND FLOOR ACCOMODATION

Bedroom 1 10'3" x 7'7" (3.12m x 2.31m)

Bedroom 2 8'0" x 7'7" (2.43m x 2.31m)

Bathroom 6'8" x 4'11" (2.04m x 1.49m)

FIRST FLOOR ACCOMODATION

Entrance Hall 7'11" x 5'8" (2.41m x 1.72m)

Kitchen Diner-Lounge 18'11" x 13'10" (5.76m x 4.22m)

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.



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

DELETE AS APPROPRIATE...

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Communal gas central heating systems (heat networks, and community/district heating)

Broadband – FTTC (fibre to the cabinet)

Mobile signal/coverage is good in this area

PROPERTY DETAILS

Whilst we endeavour to make our property details 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

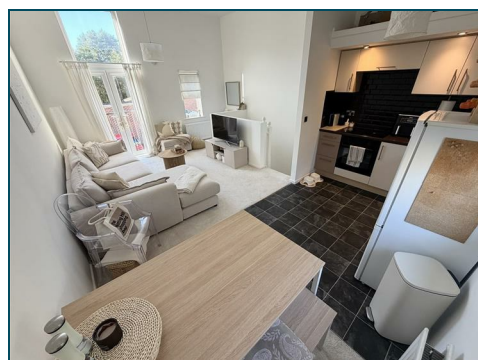
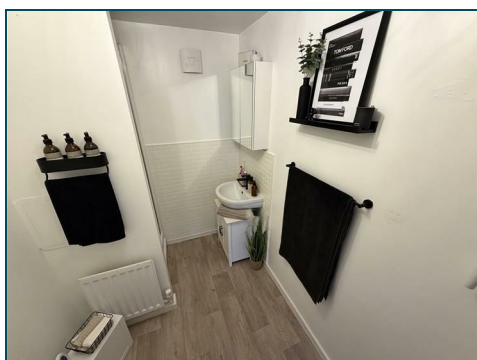
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important 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.

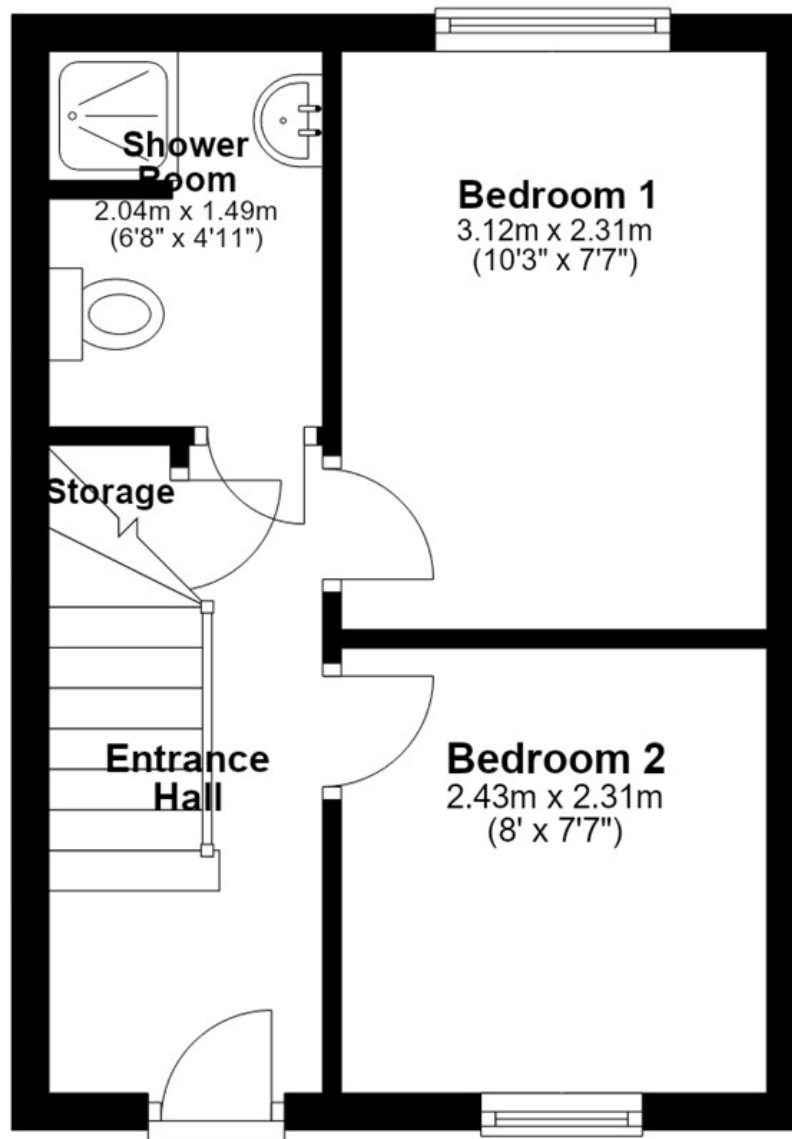
NOTE

This property is owned by someone with a connection to Jigsaw.



Ground Floor

Approx. 22.0 sq. metres (236.9 sq. feet)



Total area: approx. 46.3 sq. metres (498.5 sq. feet)

