



## 126 Moat Way, Brayton, Selby, YO8 9TE

Ground Floor Apartment | Two Bedrooms | Communal Allocated Parking | Double Shower | Popular Location | Viewing Highly Recommended

- Ground Floor Apartment
- Allocated Off Road Parking
- Council Tax Band - B
- Popular Village Location
- Two Double Bedrooms
- Leasehold Property
- Double Shower
- Electric Heating
- EPC Rating - D
- Open Plan Kitchen Lounge

**£130,000**



Jigsaw Move are pleased to welcome you to this charming ground floor apartment located on Moat Way in the delightful village of Brayton, Selby. This property offers a perfect blend of comfort and modern living, making it an ideal choice for first-time buyers, couples, or those looking to downsize.

As you enter the apartment, you are greeted by a spacious open plan lounge and kitchen area, which is perfect for entertaining guests or enjoying a quiet evening at home. The design allows for a seamless flow between the living and cooking spaces, creating a warm and inviting atmosphere.

The apartment features two generously sized double bedrooms, providing ample space for relaxation and rest. The well-appointed bathroom boasts a contemporary double shower, ensuring a refreshing start to your day.

In addition to its appealing interior, this property comes with the added benefit of an allocated parking space, making it convenient for residents and visitors alike.

Situated in the peaceful community of Brayton, you will find yourself within easy reach of local amenities, schools, and transport links, ensuring that everything you need is just a short distance away. This apartment is a wonderful opportunity to enjoy modern living in a tranquil setting. Do not miss the chance to make this lovely property your new home.

#### Lease Details;

- Lease length 150 years with approx. 133 remaining
- Annual ground rent approx. £150
- Monthly service charge approx. £95.95

#### ACCOMMODATION

**Lounge/Diner 15'1" x 16'6" (4.59m x 5.04m)**

**Kitchen 4'8" x 12'7" (1.43m x 3.83m)**

#### Hallway

**Bedroom One 13'3" x 12'0" (4.05m x 3.67m)**

**Bedroom Two 10'2" x 11'6" (3.09m x 3.50m)**

**Bathroom 4'10" x 7'10" (1.47m x 2.40m)**

#### Storage

#### ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort 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

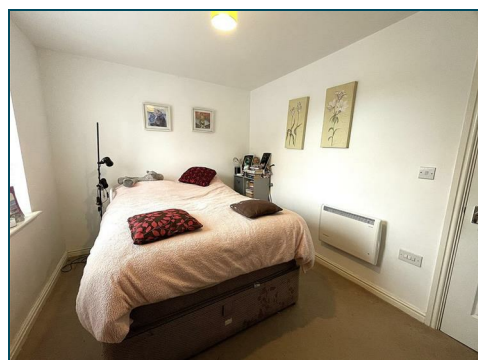
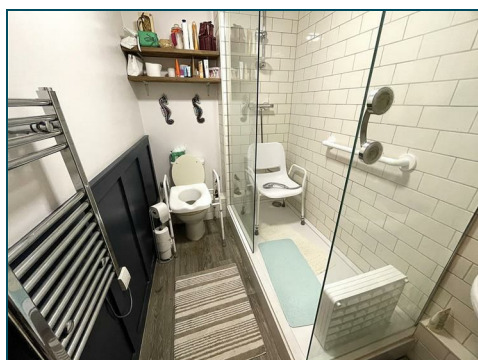
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in 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.

## 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.

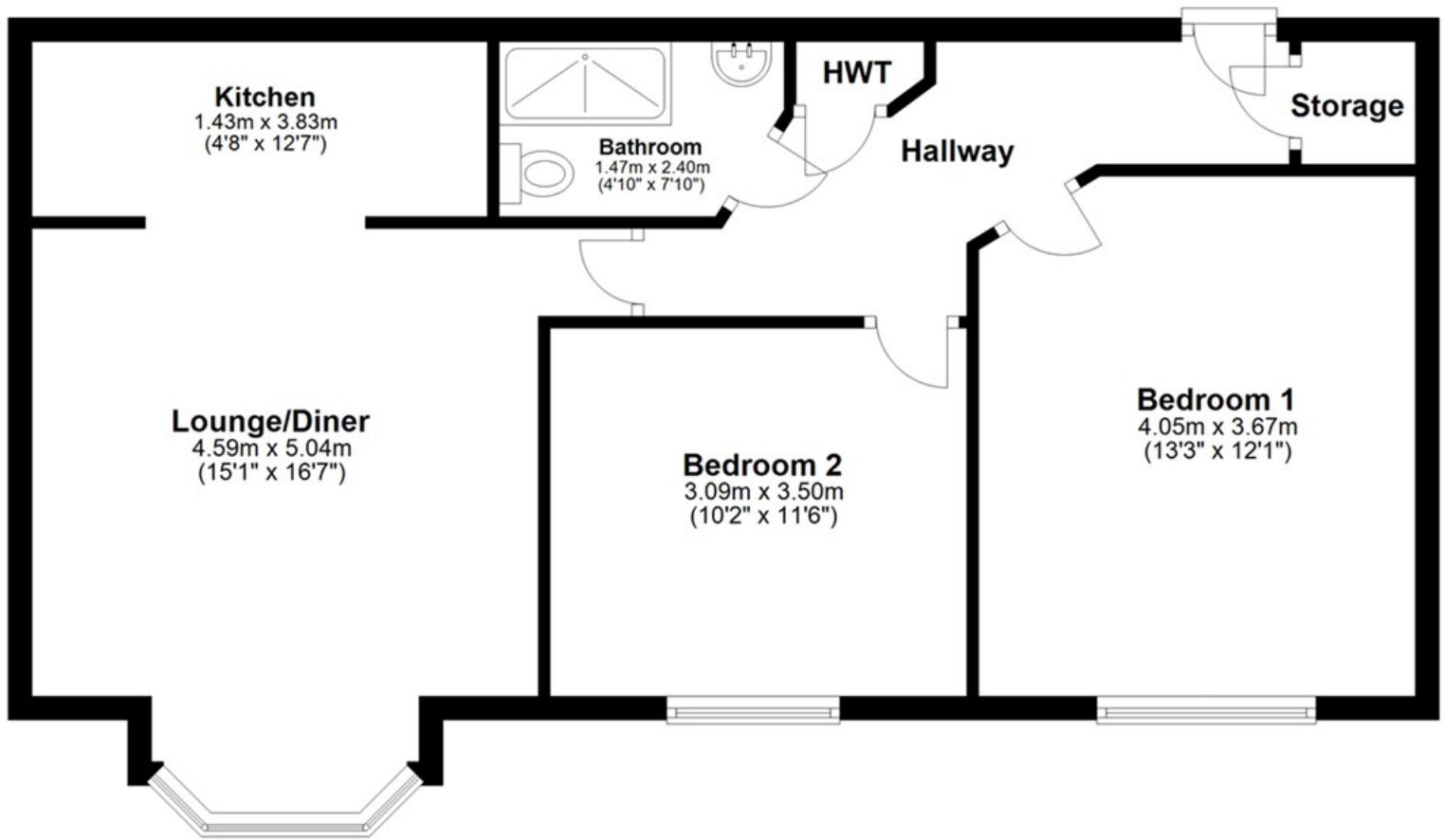
## WINDOWS

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



## Ground Floor

Approx. 67.2 sq. metres (723.6 sq. feet)



Total area: approx. 67.2 sq. metres (723.6 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
		81	
		68	
England & Wales		EU Directive 2002/91/EC	

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(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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