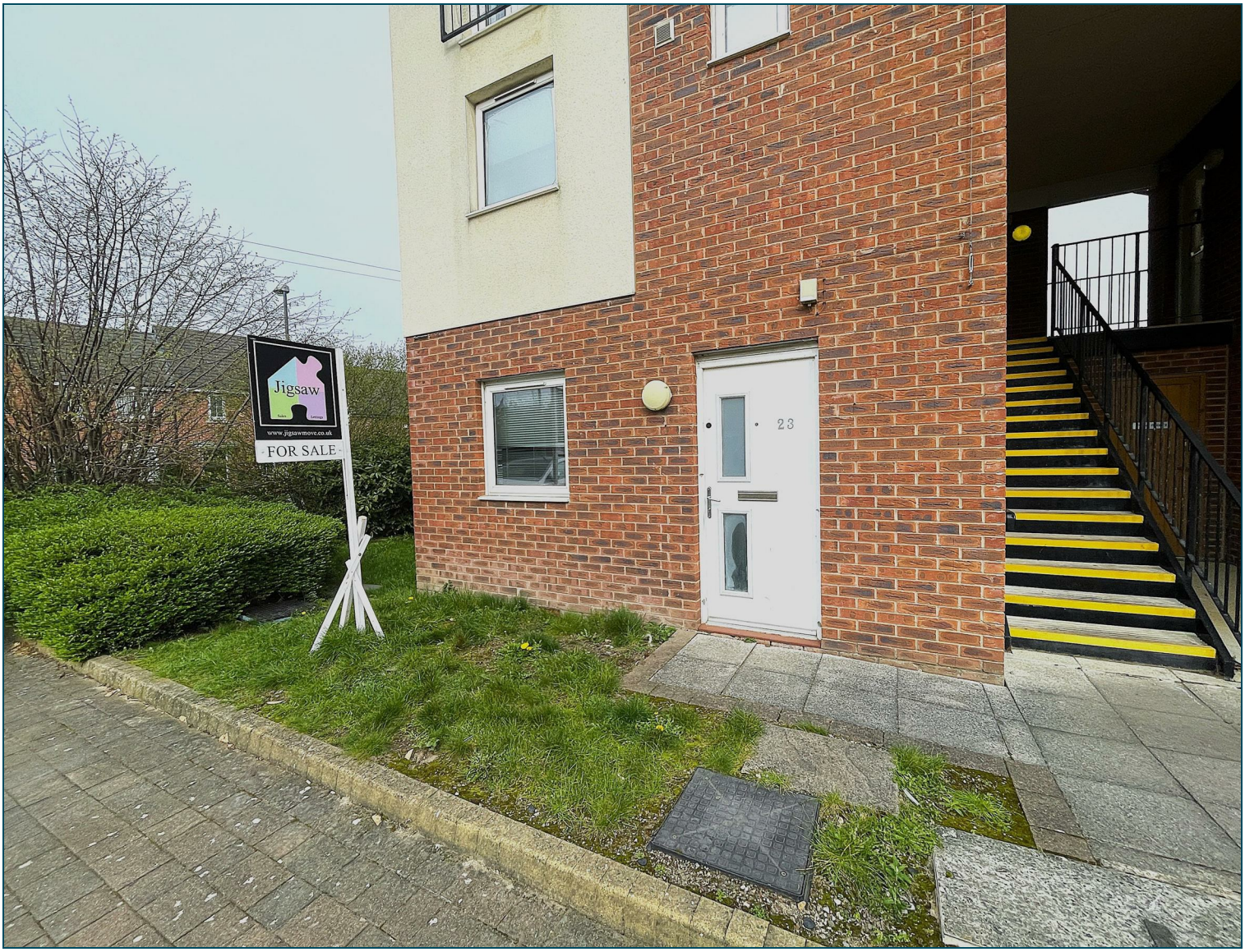


23 Clog Mill Gardens, Selby, YO8 3ED

Apartment | One Bedroom | Allocated Parking | No Onward Chain | Popular Location | Ideal Investment Property | Viewing Highly Recommended

- Apartment
- Gas Central Heating
- Council Tax Band - A
- Close To Town Location
- One Bedroom
- Leasehold Property
- No Onward Chain
- Allocation Parking
- EPC Rating - C
- Ideal Investment Property

£80,000

Jigsaw Move is delighted to present this charming one-bedroom ground floor apartment located in the sought-after area of Clog Mill Gardens, Selby. This modern property offers a comfortable and convenient living space, perfect for first-time buyers or those seeking a low-maintenance home.

Upon entering, you will find an inviting open plan living and kitchen area, designed to maximise space and light. The apartment features a well-proportioned bedroom, providing a peaceful retreat, and a stylish shower room complete with storage solutions. The property is equipped with gas central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year.

One of the standout features of this apartment is the allocated parking space, a valuable asset in this bustling area. The location is particularly advantageous, as it is within walking distance to Selby Town Centre, where you will discover a vibrant high street filled with a variety of shops, restaurants, and essential services, including doctors and supermarkets. Additionally, the historical Selby Abbey adds a touch of cultural charm to the neighbourhood.

For those who commute, Selby offers excellent transport links to major cities such as York, Leeds, and Hull, making it an ideal base for professionals. This property is offered with no onward chain, allowing for a smooth and straightforward purchase process.

We highly recommend an early internal inspection to fully appreciate the accommodation and the fantastic location this apartment has to offer. Don't miss the opportunity to make this delightful property your new home.

Leasehold property:
- Lease length 125 years issued from 01/01/2007
- Annual ground rent approx. £120
- Monthly service charge approx. £181 (this includes gas, electric, water, maintenance, window cleaning and buildings insurance)

ACCOMMODATION

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

Kitchen 7'10" x 5'11" (2.40m x 1.80m)

Bathroom

Bedroom 9'8" x 7'7" (2.95m x 2.32m)

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

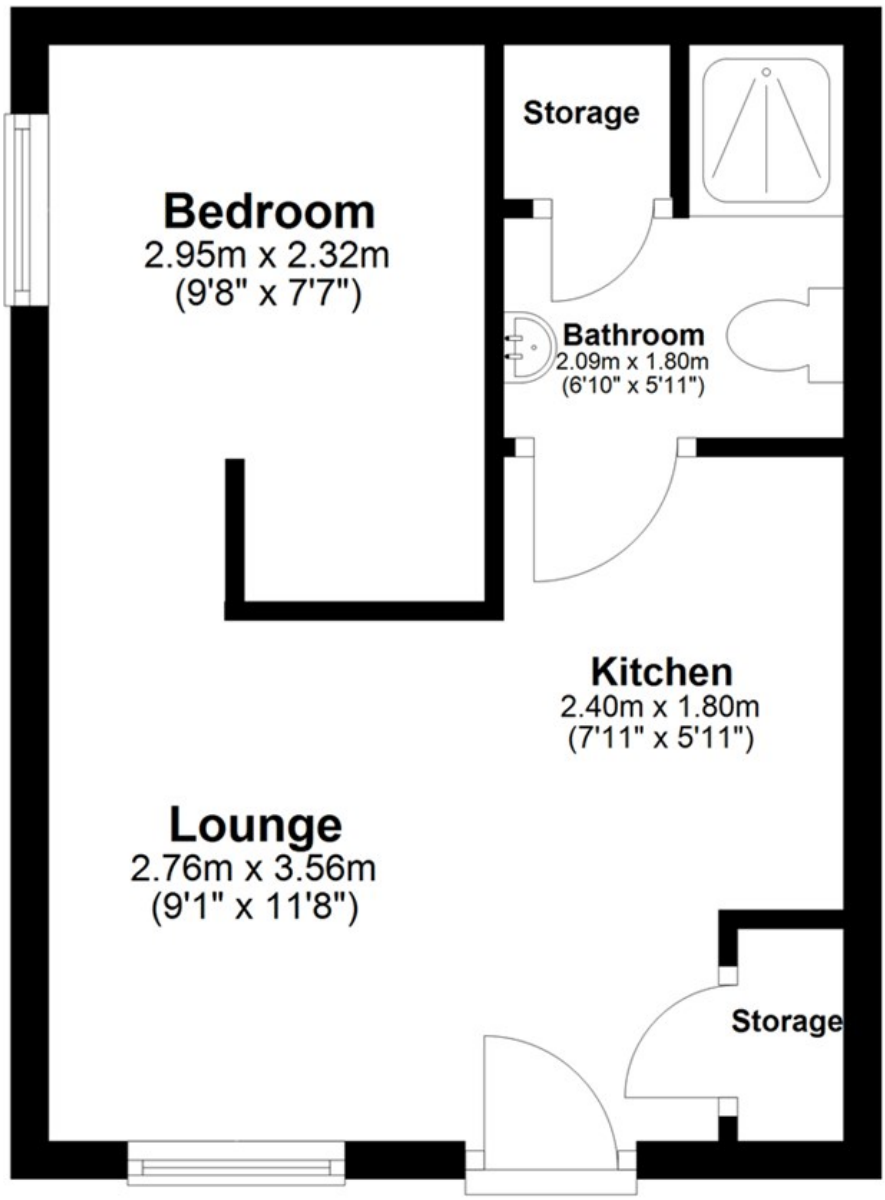
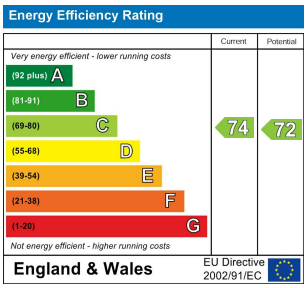
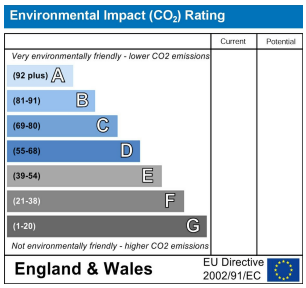
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important 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. 23.6 sq. metres (254.2 sq. feet)



Total area: approx. 23.6 sq. metres (254.2 sq. feet)