Flat 29, Halcyon The Waterfront, Selby, YO8 8FE

Two Double Bedrooms | Second Floor Apartment | Allocated Parking |No Onward Chain | Ideal For First Time Buyers | Popular Town Location

- Second Floor Apartment
- Electric Storage Heating
- Council Tax Band - B
- Open Plan Living Area
- Two Double Bedrooms
- Leasehold Property
- No Onward Chain
- Allocated Parking
- EPC Rating - C
- Ideal For First Time Buyers

Offers In The Region Of £120,000

Jigsaw Move are pleased to welcome to the market this second floor apartment situated within walking distance to Selby Town Centre.

The property briefly comprises; Entrance Hallway, Open Plan Lounge Kitchen-Diner, Two Double Bedrooms and Family Bathroom.

The property also benefits from; electric storage heating, uPVC double glazing and allocated off street parking and balcony overlooking the river.

Selby hosts a range of local amenities including a buzzing high street with; shops, doctors, opticians, beauty parlours, super markets, restaurants and is also home to the historical Selby Abbey. With its close proximity to all major networks, Selby is ideal when commuting to York, Leeds and Hull.

This property would make a perfect first home or investment property and we highly recommend an early internal inspection to appreciate what the property accommodation and location has to offer.

Leasehold property:
- Lease length 155 years with approx. 135 remaining
- annual ground rent approx. £180.00
- monthly service charge approx. £71.71

ACCOMMODATION

Entrance Hall

Open Plan Living/Kitchen 20'8" x 22'6" (6.31m x 6.87m)

Hallway

Bedroom One 14'6" x 8'11" (4.41m x 2.72m)

Bedroom Two 9'3" x 9'0" (2.81m x 2.75m)

Bathroom 7'2" x 5'7" (2.18m x 1.71m)

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.

UTILITIES MATERIAL INFORMATION
Electricity supply – mains

Water supply – mains

Sewerage – mains

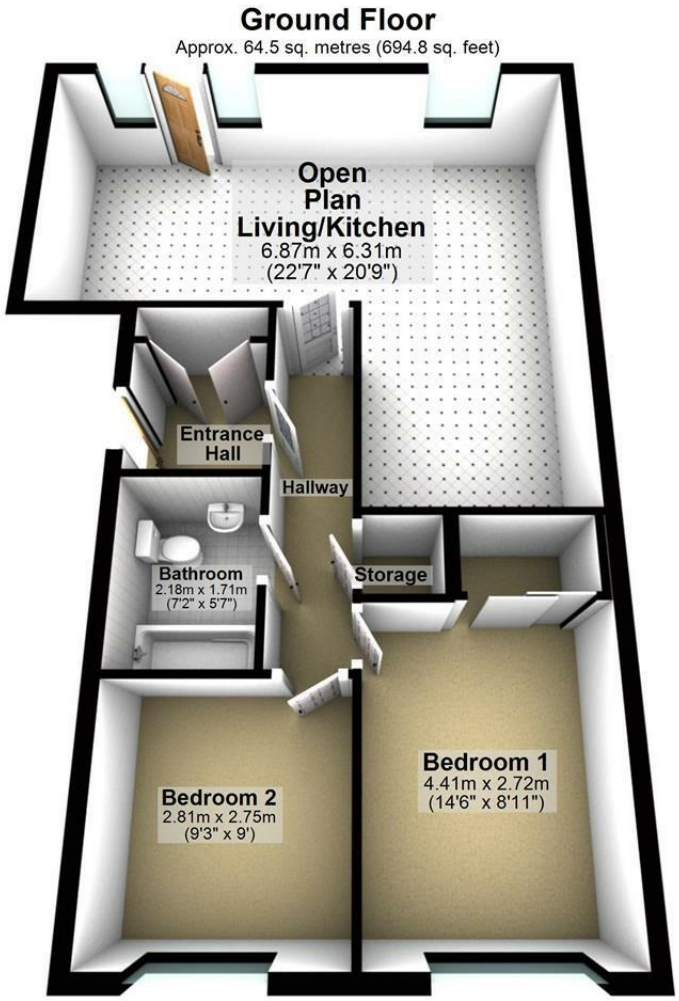
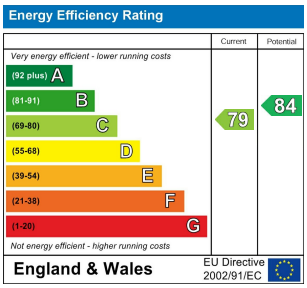
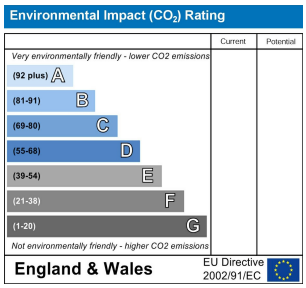
Heating – Electric central or room heating

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.



Total area: approx. 64.5 sq. metres (694.8 sq. feet)