



## Flat 4, 2 Station Houses, Ousegate, Selby, North Yorkshire, YO8 8BH

One Bedroom Ground Floor Apartment | No Onward Chain | Modern Kitchen | Ideal For First Time Buyers | Close to Train & Bus Station | Town Centre Location | Viewing Highly Recommended

- Ground Floor Apartment
- Electric Heating
- Council Tax Band - A
- Ideal For First Time Buyers
- One Bedroom
- Leasehold Property
- No Onward Chain
- Street Parking
- EPC Rating - D
- Close To Town Location

**£85,000**



Jigsaw Move are pleased to welcome you to this charming ground floor one-bedroom apartment located in the desirable area of Station Houses, Ousegate, Selby. This delightful property is perfect for first-time buyers seeking a modern and convenient living space.

As you enter, you will be greeted by a well-designed reception room that offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The apartment boasts modern decor throughout, ensuring a stylish and contemporary feel. The single bedroom provides a comfortable retreat, while the bathroom is equipped with essential amenities for your convenience.

One of the key advantages of this property is the absence of an onward chain, allowing for a smooth and hassle-free purchase process. Additionally, street parking is available.

One of the standout features of this apartment is the large open garden area, a rare find in this location. This outdoor space offers a wonderful opportunity for gardening enthusiasts or those who simply wish to enjoy the fresh air and sunshine. It is an ideal setting for summer barbecues or quiet evenings spent outdoors.

This apartment is not only a wonderful home but also an excellent investment opportunity in a thriving community. With its modern features and prime location, it is sure to appeal to those looking to make their first step onto the property ladder. Do not miss the chance to view this lovely apartment and envision your new life in Selby.

Leasehold property:

- Lease length 125 years with approx. 100 remaining
  - Annual ground rent approx. £25
  - Annual service charge approx. £1425.69
- which also includes the insurance at £500.

## ACCOMODATION

### Hallway

**Lounge 14'9" x 10'10" (4.50m x 3.29m)**

**Kitchen 4'8" x 13'7" (1.41m x 4.15m)**

**Bedroom 10'1" x 13'7" (3.07m x 4.15m)**

**Bathroom 9'8" x 4'0" (2.94m x 1.23m)**

## 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

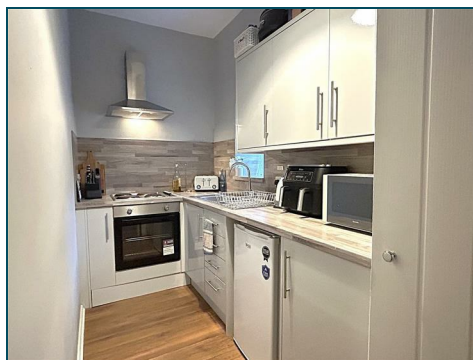
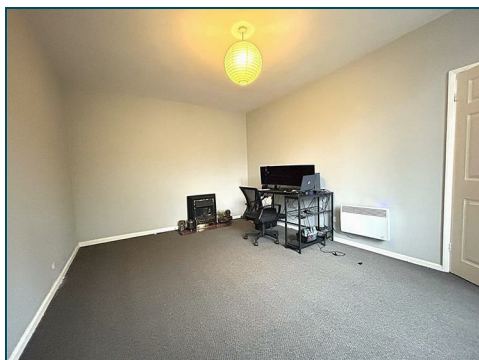
[info@jigsawmove.co.uk](mailto:info@jigsawmove.co.uk)

## 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

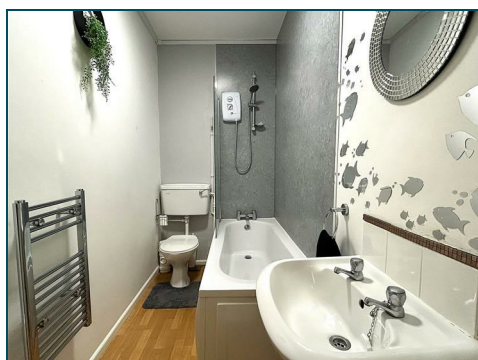
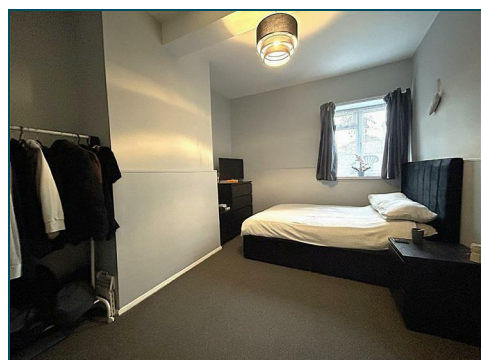
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

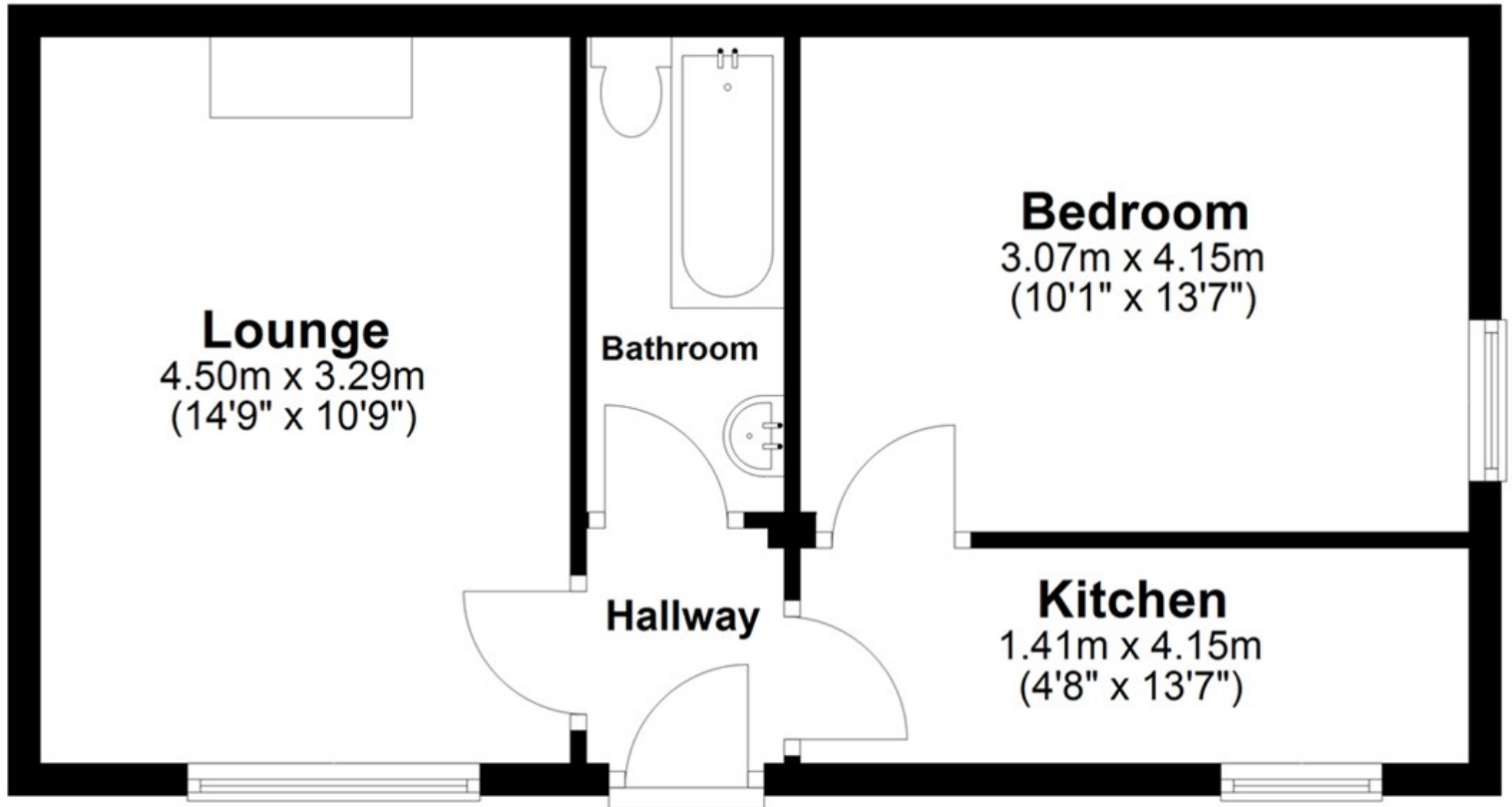
## WINDOWS

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




# Ground Floor

Approx. 40.2 sq. metres (432.7 sq. feet)



Total area: approx. 40.2 sq. metres (432.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>79</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>56</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 



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