Apartment 13 Abbey Wharf, Selby, YO8 8AG

Two Double Bedrooms | Ensuite & Private Bathroom | Open-Plan Lounge Kitchen | Internal Lift to All Floors | Communal Off-Street Parking | Walking Distance to Town Centre

- Second Floor Apartment
- Two Double Bedrooms
- Ensuite Bathroom plus Private Bathroom
- Internal Lift to All Floors
- Council Tax Band: B
- EPC: B
- Communal Off-Street Parking
- Leasehold
- Open-Plan Lounge Kitchen
- Electric Heating

£130,000

Jigsaw Move are pleased to welcome to the market this charming third-floor apartment located in the desirable Abbey Wharf area of Selby. With an internal lift to all floors this delightful property features two spacious double bedrooms with ensuite bathroom and further private bathroom making it an ideal choice for couples, small families, or individuals seeking extra space.

As you enter, you are greeted by an inviting open-plan lounge and kitchen area, perfect for both relaxation and entertaining. The layout allows for a seamless flow between the living and cooking spaces, creating a warm and welcoming atmosphere. Natural light floods the room, enhancing the sense of space and comfort.

The apartment also benefits from a well-appointed reception room, providing an additional area to unwind or host guests. With communal off-street parking available for one vehicle, convenience is at your fingertips, ensuring you have a secure place for your car.

Situated close to the town centre, this property offers easy access to a variety of local amenities, including shops, cafes, and parks, making it a fantastic location for those who enjoy the vibrancy of town life while still appreciating the tranquillity of home.

- This purpose built apartment offers an ensuite shower room
- Communal secure bike store
- Spacious balcony with lovely views
- Communal lift, one of the only apartment blocks in the local area to have one of these.
- Maintained communal garden
- ESW1 form obtained A2
- Lease length 125 years issued from 01/01/2009
- Service charge £100pcm
- Ground rent £180pa

As we have used generic photos of a similar apartment layout viewing is a must.

This apartment is a wonderful opportunity for anyone looking to settle in a friendly community with all the conveniences of modern living. Don’t miss your chance to make this lovely space your own.

SECOND FLOOR ACCOMMODATION

Kitchen/ Lounge

Bedroom 1 16'10" x 9'8" (5.14m x 2.94m)

Bedroom 2 13'5" x 7'5" (4.10m x 2.26m)

Family Bathroom 6'9" x 7'0" (2.05m x 2.14m)

En-suite 6'9" x 5'1" (2.05m x 1.56m)

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.

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

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

Broadband – FTTP (fibre to the premises)

Mobile signal/coverage is good in this area

VIEWINGS

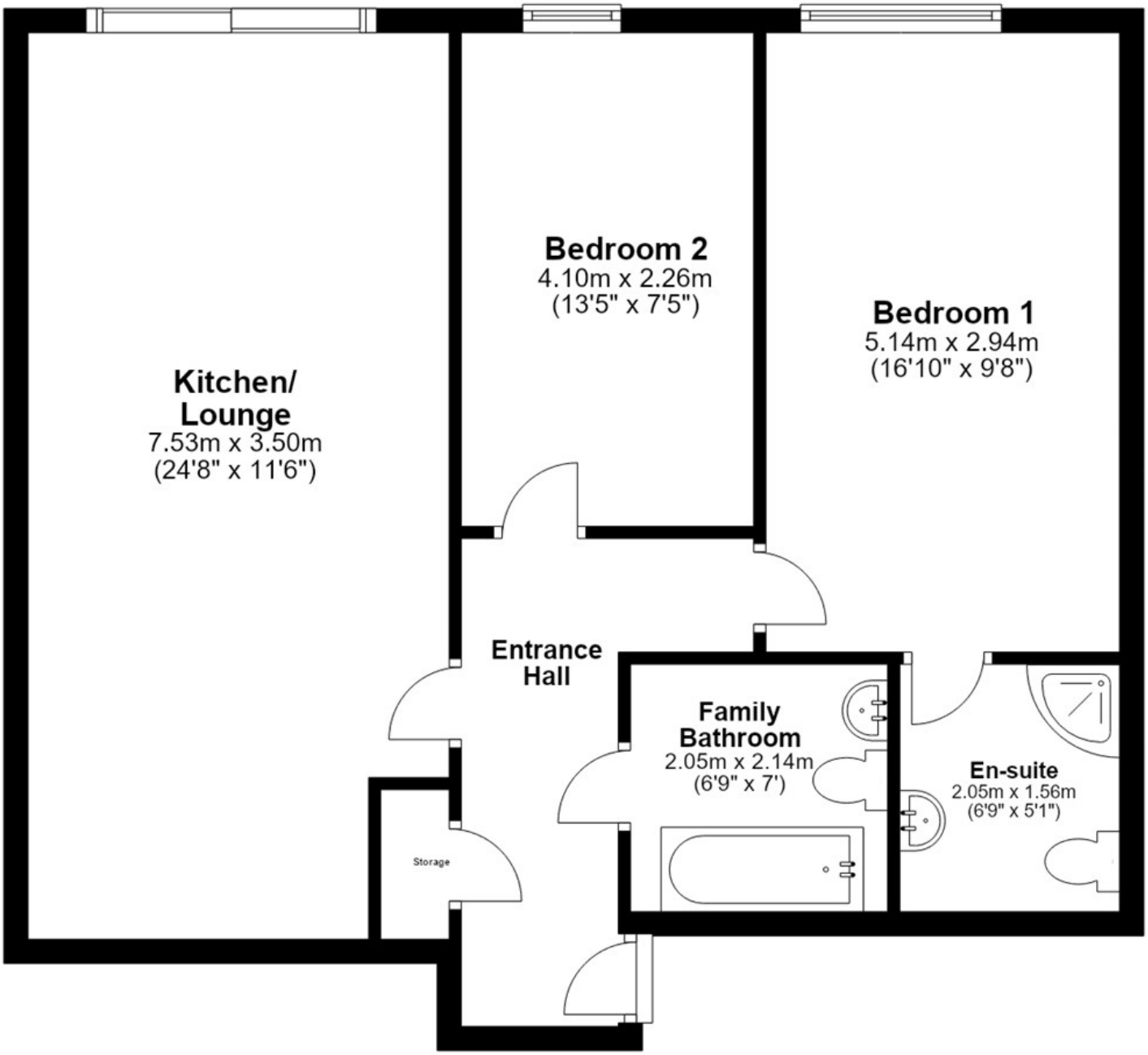
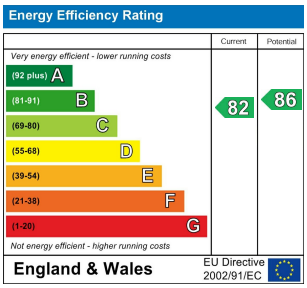
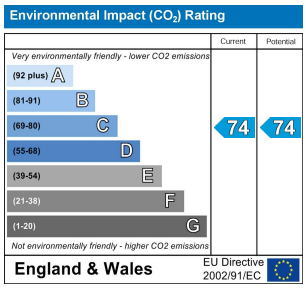
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important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

Ground Floor

Approx. 66.9 sq. metres (720.5 sq. feet)



Total area: approx. 66.9 sq. metres (720.5 sq. feet)