



## 29 Clog Mill Gardens, Selby, Yorkshire, YO8 3ED

Two Bedroom Maisonette | No Onward Chain | Allocated Parking Space | Popular Clog Mill Gardens Development | Ideal For First Time Buyers Or Investors | Close to Local Amenities | Viewing Highly Recommended

- Maisonette
- Gas Central Heating
- Council Tax Band - A
- Walking Distance To Town Centre
- Two Bedrooms
- Leasehold Property
- No Onward Chain
- Allocated Parking
- EPC Rating - C
- Ideal For First Time Buyers/Investors

**Offers Over £120,000**

Jigsaw Move are pleased to present this delightful two-bedroom maisonette nestled in the charming Clog Mill Gardens of Selby. The property presents an excellent opportunity for first-time buyers or investors alike.

The property boasts a well-proportioned reception room, perfect for relaxation or entertaining guests. The two bedrooms offer comfortable living spaces, while the bathroom is conveniently located to serve the needs of the household.

One of the standout features of this maisonette is the allocated parking space available for one vehicle, ensuring ease of access in this popular location. The property is offered with no onward chain, making it an attractive option for those looking to move swiftly.

Currently, there is a tenant in situ who is keen to remain, providing a steady rental income of £675 per calendar month. This arrangement offers a commendable yield of 6.75%, making it an appealing investment opportunity for those looking to expand their property portfolio.

Clog Mill Gardens is situated in a sought-after area, known for its community spirit and convenient amenities. With its blend of comfort, practicality, and investment potential, this maisonette is not to be missed. Whether you are looking to make your first step onto the property ladder or seeking a reliable rental investment, this property is sure to meet your needs.

Leasehold property:

- Lease length 125 years with approx. 111 years remaining
- annual ground rent approx. £140
- monthly service charge approx. £275 (this includes gas, electric, water, maintenance and window cleaning)

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

**Bedroom One 10'9" x 8'0" (3.27m x 2.43m)**

**Bedroom Two 8'5" x 8'0" (2.56m x 2.43m)**

### Shower Room

## FIRST FLOOR ACCOMMODATION

**Lounge/Dining Room 19'5" x 13'7" (5.92m x 4.15m)**

**Kitchen 6'0" x 6'6" (1.84m x 1.97m)**

## 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

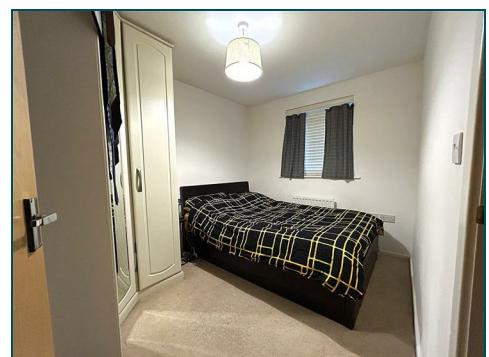
[info@jigsawmove.co.uk](mailto:info@jigsawmove.co.uk)

## 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 Chancery 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.

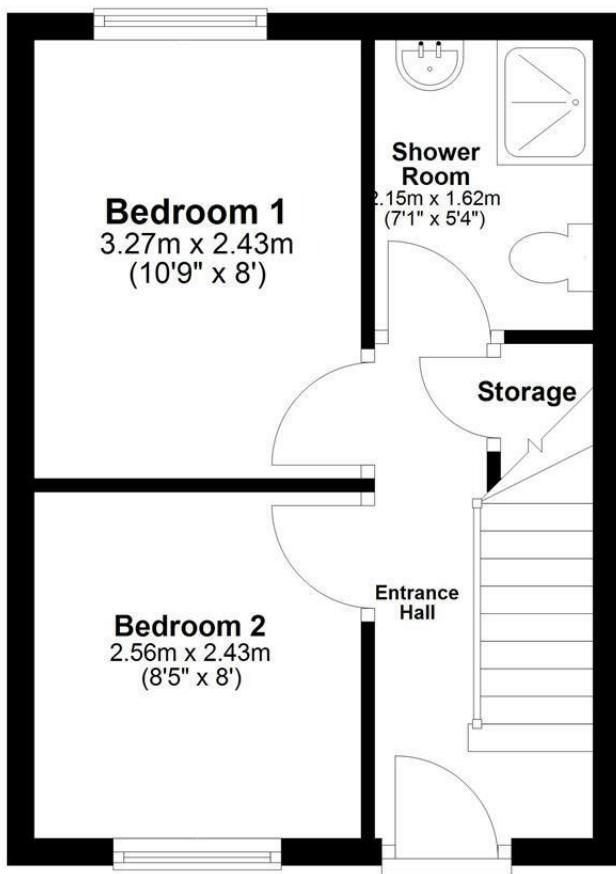
## WINDOWS

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



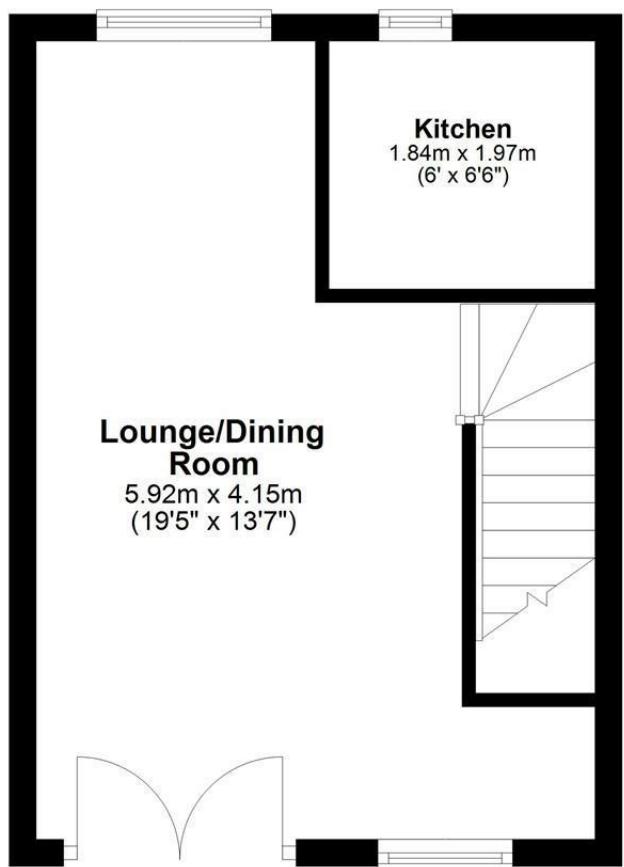
## Ground Floor

Approx. 24.6 sq. metres (264.3 sq. feet)

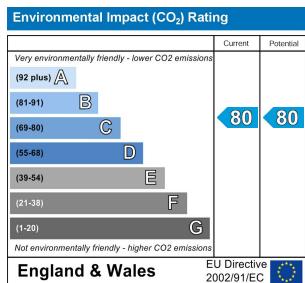
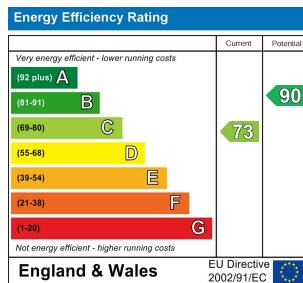


## First Floor

Approx. 24.5 sq. metres (264.2 sq. feet)



Total area: approx. 49.1 sq. metres (528.5 sq. feet)



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