

10 Andrew House Chapel House Court, Selby, YO8 4HN

Top Floor Apartment | Two Bedrooms | No Onward Chain | Allocated Parking Space | Open Plan Kitchen/Living | Town Centre Location | Viewing Highly Recommended

- Lovely Top Floor Apartment in Town Centre Location
- Electric Heating
- Council Tax Band - A
- Rare Boarded Loft Space (Generous Additional Storage)
- Two Good Sized Bedrooms
- Leasehold Property
- No Onward Chain
- Allocated Parking Space in Communal Car Park
- EPC Rating - D
- Ideal For First Time Buyer, Investors or To Downsize

Offers Over £115,000

Jigsaw Move are pleased to welcome you to this charming top floor apartment located in the desirable Chapel House Court, Selby. Built in 2018, this modern residence offers a comfortable living space of 561 square feet, making it an ideal choice for first-time buyers, couples, or those seeking a convenient rental opportunity.

As you enter the property, you are greeted by a welcoming entrance hallway that leads to a spacious open plan kitchen, living, and dining area. This layout is perfect for entertaining guests or enjoying a quiet evening at home. The kitchen is well-equipped, providing ample space for culinary creations while remaining connected to the living area.

The apartment features two bedrooms, offering a peaceful retreat for rest and relaxation. The bathroom is thoughtfully designed, catering to your everyday needs with ease. The apartment also offers a boarded out loft for storage which is a rare find.

One of the standout features of this property is the allocated parking space, ensuring that you have a secure place for your vehicle. Additionally, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

The property is situated within walking distance to Selby Town Centre. Selby hosts a range of local amenities; nurseries, primary and high schools, play park and doctors surgery and a buzzing high street with; shops, doctors, opticians, beauty parlours, super markets, public houses/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.

Situated close to the town centre, this apartment benefits from easy access to local amenities, shops, and transport links, making it a convenient base for your daily activities. Whether you are looking to enjoy the vibrant community of Selby or simply seeking a comfortable and modern living space, this apartment is sure to impress. Don’t miss the opportunity to make this delightful property your own.

Leasehold property:
- Lease length 999 years issued from 01/01/2014
- Annual ground rent approx. £250
- quarterly service charge approx. £360 including a quarterly reserve in advance

ACCOMMODATION

Entrance Hall 2'9" x 16'4" (0.84m x 4.98m)

Open Plan Kitchen, Lounge, Diner 21'9" x 10'5" (6.62m x 3.17m)

Bedroom One 11'8" x 8'8" (3.55m x 2.64m)

Bedroom Two 11'8" x 7'0" (3.55m x 2.14m)

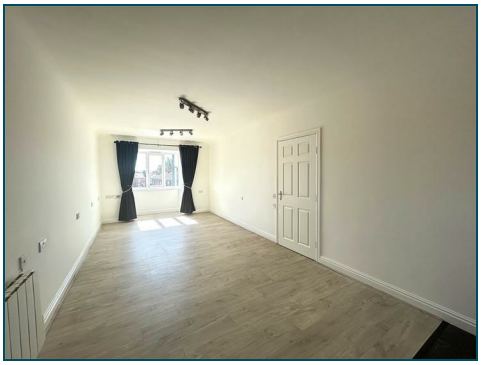
Bathroom 7'9" x 6'8" (2.35m x 2.02m)

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.

UTILITIES MATERIAL INFORMATION
Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Electric room heating

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.

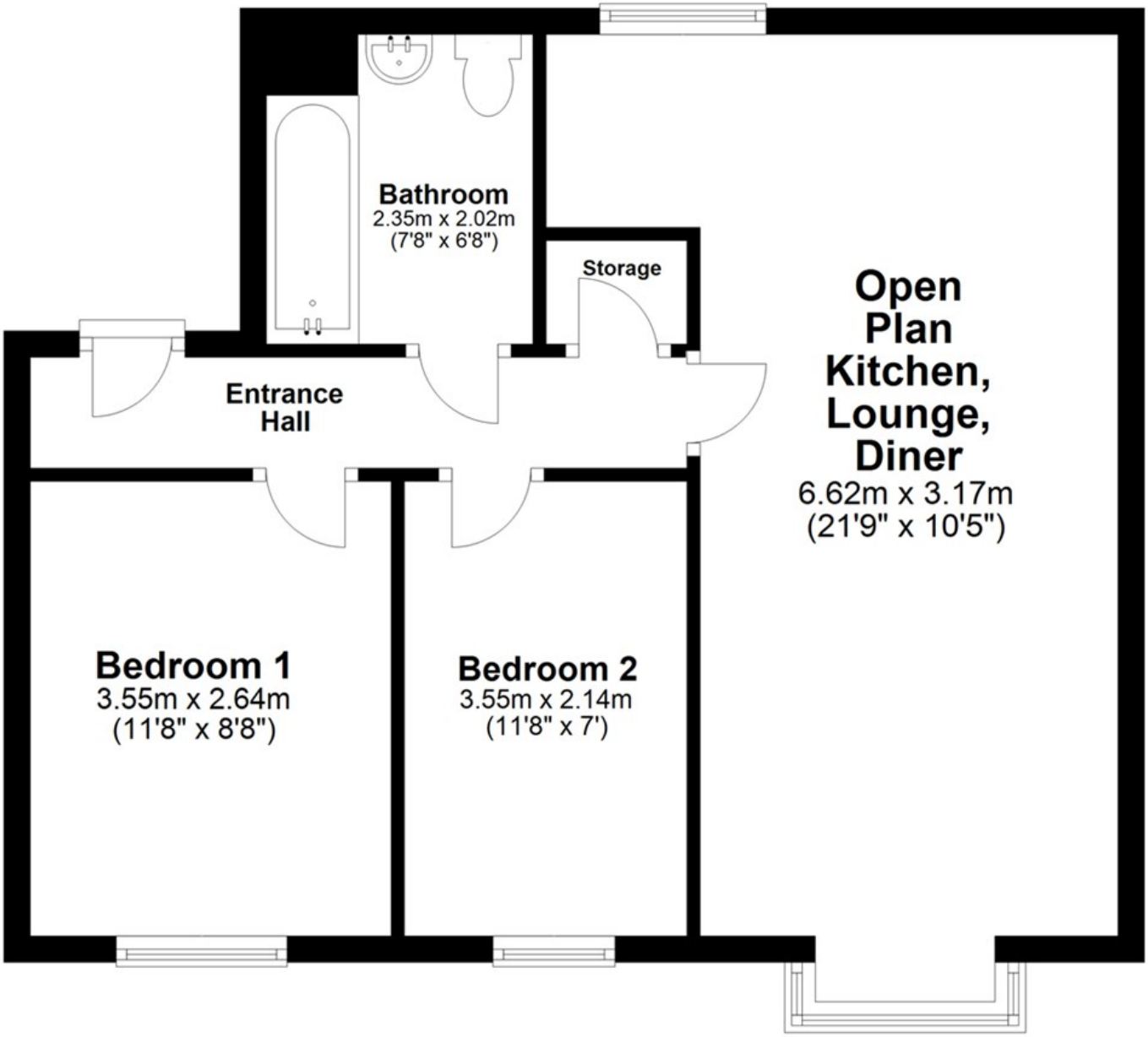
WINDOWS
Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.





Ground Floor

Approx. 52.1 sq. metres (561.1 sq. feet)



Total area: approx. 52.1 sq. metres (561.1 sq. feet)

