



30 Clog Mill Gardens, Selby, YO8 3ED

Semi-Detached Maisonette Property | Two Bedrooms | Two Allocated Parking Spaces | Ideal First Time Buyers | Close To Town Location

- Semi-Detached Maisonette
- Gas Central Heating
- Council Tax Band - A
- Modern Throughout
- Two Bedrooms
- Leasehold Property
- Ideal For First Time Buyers
- Two Allocated Parking Spaces
- EPC Rating - C
- Close To Town Location

£120,000

Jigsaw Move are pleased to present this delightful semi-detached maisonette property nestled in the charming Clog Mill Gardens in Selby. The property offers a perfect blend of modern living and comfort. Built in 2010, the property spans an inviting 536 square feet and is an ideal choice for first-time buyers seeking a welcoming home.

Upon entering, you are greeted by a spacious entrance hallway that leads to two well-proportioned bedrooms, providing ample space for relaxation and rest. The ground floor also features a convenient bathroom equipped with a shower, as well as a practical storage area under the stairs, which includes plumbing for a washing machine.

The first floor boasts an open-plan living, dining, and kitchen area, designed to create a warm and sociable atmosphere. The Juliette doors allow natural light to flood the space, enhancing the overall sense of openness and connection to the outdoors. From this vantage point, you can enjoy beautiful views to the rear of the property, making it a lovely spot to unwind.

One of the standout features of this home is the exclusive parking arrangement, with two allocated spaces on the estate. This added convenience is a rare find and adds to the appeal of the property.

In summary, this semi-detached maisonette in Clog Mill Gardens is a wonderful opportunity for those looking to step onto the property ladder. With its modern amenities, charming views, and practical layout, it is sure to attract interest from discerning buyers. Do not miss the chance to make this delightful home your own

Leasehold property:

- Lease length 125 years with approx. 109 years remaining
- Annual ground rent approx. £140
- Monthly service charge approx. £318.80 (this includes gas, electric, water, maintenance and window cleaning) from 1st July 2026 - 30th June 2027

GROUND FLOOR ACCOMMODATION

Entrance Hall

Bedroom One 10'8" x 8'0" (3.25m x 2.43m)

Bedroom Two 8'4" x 8'0" (2.54m x 2.43m)

Bathroom 7'1" x 5'2" (2.16m x 1.58m)

FIRST FLOOR ACCOMMODATION

Kitchen/Diner 7'0" x 14'3" (2.13m x 4.34m)

Lounge 12'0" x 14'3" (3.66m x 4.34m)

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

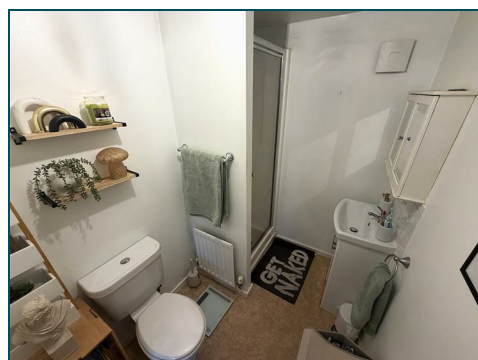
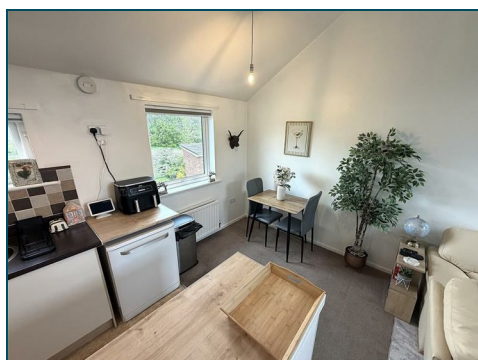
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

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.

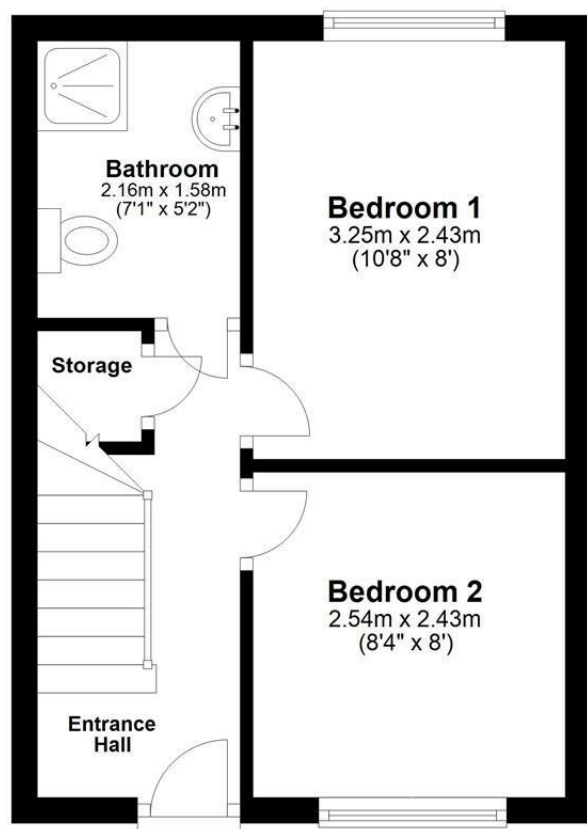
WINDOWS

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



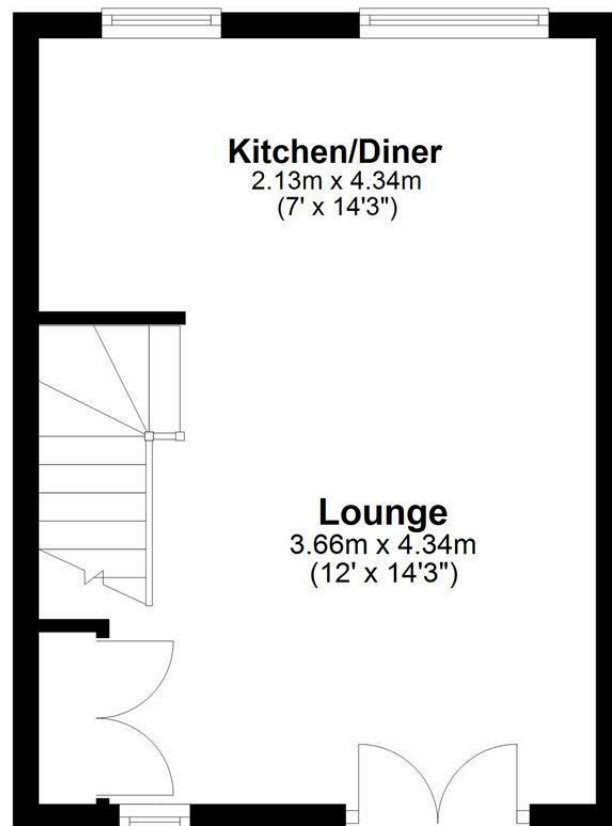
Ground Floor

Approx. 24.2 sq. metres (260.8 sq. feet)



First Floor

Approx. 25.6 sq. metres (275.4 sq. feet)



Total area: approx. 49.8 sq. metres (536.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	
England & Wales		EU Directive 2002/91/EC	

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