



Flat 23, Halcyon The Waterfront, Selby, YO8 8FE

Top Floor Apartment | Two Bedrooms | Allocated Off Street Parking | Over Looking The Canal | Popular Location
| Viewing Highly Recommended

- Top Floor Apartment
- Electric Heating
- Council Tax Band - B
- Viewing Highly Recommended
- Two Bedrooms
- Leasehold Property
- White Goods Included & New Water Heater Installed
- Allocated Off Road Parking
- EPC Rating - C
- Balcony With View Of The Canal In Popular Location

Offers Over £115,000

Jigsaw Move are pleased to welcome to the market this top floor apartment nestled in the charming area of The Waterfront in Selby, this delightful apartment offers a fantastic opportunity for those seeking a new home. Built in 2007, this top-floor apartment boasts a modern feel with its open plan living kitchen dining area, perfect for entertaining guests or simply relaxing after a long day.

With two bedrooms, one bathroom, and open plan reception room, this property provides ample space for comfortable living. The property's 818sq ft layout offers a cosy yet spacious environment, ideal for individuals or small families. Recently there has been a brand new water heater installed.

One of the standout features of this property is the stunning view of the River Ouse, providing a picturesque backdrop to everyday life. Additionally, the convenience of having an allocated parking space for one vehicle ensures that you never have to worry about finding a spot after a long day out.

Situated in a close-to-town location, residents can enjoy easy access to local amenities including a buzzing high street with; shops, doctors, opticians, beauty parlours, super markets, 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.

Overall, this property presents a wonderful opportunity to own a modern home in a desirable location with all the necessary conveniences at your doorstep. Don't miss out on the chance to make this house your new home sweet home.

Lease Details;

- Lease length 155 years with approx. 135 remaining
- annual ground rent approx. £180
- monthly service charge approx. £76

ACCOMMODATION

Entrance Hall

Inner Hallway

Bedroom One 12'10" x 9'2" (3.90m x 2.79m)

Bedroom Two 9'0" x 9'1" (2.75m x 2.77m)

Bathroom 7'5" x 5'8" (2.27m x 1.73m)

Balcony 4'3" x 3'4" (1.30m x 1.01m)

Open Plan Living/Kitchen/ Dining Area 20'9" x 22'7" (6.32m x 6.89m)

Two windows to front, door to:

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

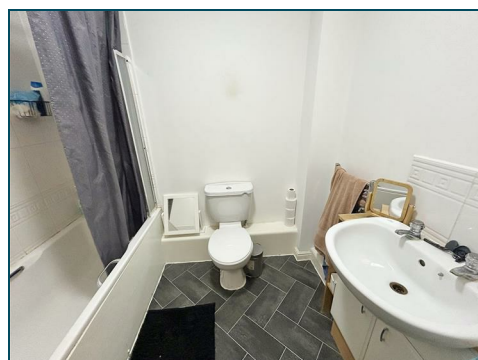
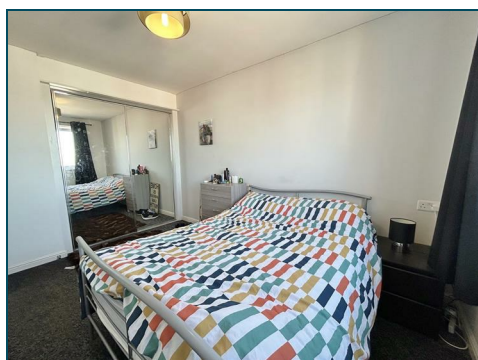
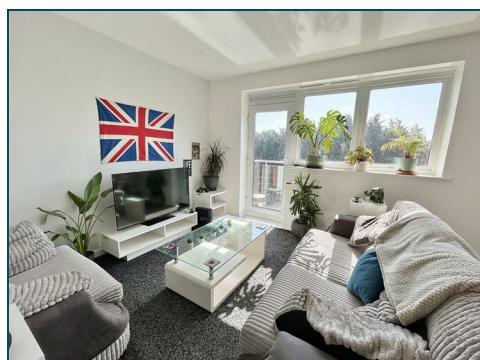
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in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

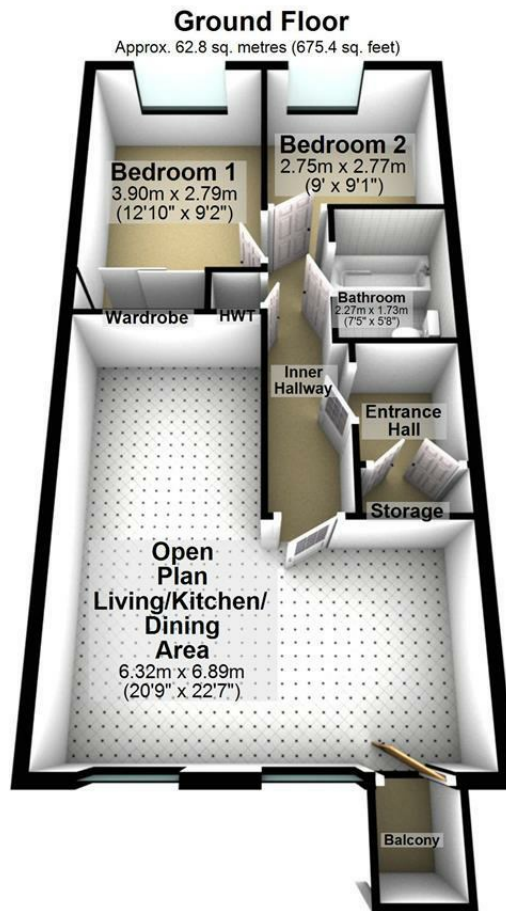
VIEWINGS

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.

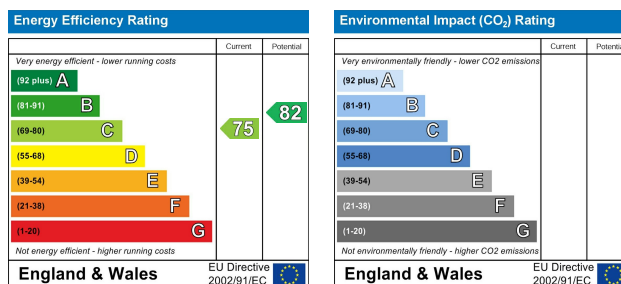
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Total area: approx. 62.8 sq. metres (675.4 sq. feet)



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