



6 Nautica House The Waterfront, Selby, YO8 8FD

SAVE TIME & BOOK YOUR VIEWING ON THE JIGSAW WEBSITE & CLICK 'REGISTER TO VIEW A PROPERTY' FROM OUR MAIN MENU

- Second Floor Apartment
- Electric Heating
- Council Tax Band - B
- Two Bedrooms
- Leasehold Property
- Allocated Parking Space
- Popular Location
- EPC Rating - B
- Great for Commuters

£850 Per Month

Jigsaw Letting are pleased to welcome to the market this second-floor apartment located in The Waterfront, Selby. Built in 2006, this modern property offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers, investors and those looking to downsize.

The apartment features a spacious open plan lounge and kitchen area which creates a warm and inviting atmosphere, perfect for relaxing. With two well-proportioned bedrooms, there is ample space for those who require a guest room, small family or home office. The bathroom is thoughtfully designed, ensuring both functionality and style.

One of the standout features of this property is its prime location in the town centre, allowing residents to enjoy easy access to a variety of local amenities, shops, and eateries. Additionally, the proximity to the train station makes commuting a breeze, providing excellent transport links for those who travel regularly.

For your convenience, the apartment comes with allocated parking, a rare find in such a central location. This added benefit ensures that you will never have to worry about finding a parking space after a long day.

In summary, this delightful apartment at The Waterfront offers a modern living experience in a vibrant community. With its excellent location, spacious interiors, and practical amenities, it presents a wonderful opportunity for anyone looking to embrace a comfortable lifestyle in Selby.

Leasehold property:

- Lease length 155 years with approx. 135 remaining
- annual ground rent approx. £180
- monthly service charge approx. £72

Two Bedroom Second Floor Apartment | Town Centre Location | Allocated Parking | Spacious Open Plan Living

COUNCIL TAX BAND

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.

HOW DO I APPLY FOR A PROPERTY?

To avoid disappointment please contact the office to request an application form for the property you wish to apply for following your viewing.

LETTINGS FEES UPON APPLICATION

Additional fees apply for this property and are as follows; 1 weeks rent holding fee for each property. Please note, the holding fee is deductible from the first month's rent on the property if successful. There will also be a bond for the property equal to 5 weeks rent which will be held for the duration of the tenancy with the DPS. Go to, www.jigsawletting.co.uk or call for more details

LETTINGS 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.

OPENING HOURS LETTING TEAM

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

TO LET PROPERTY DETAILS

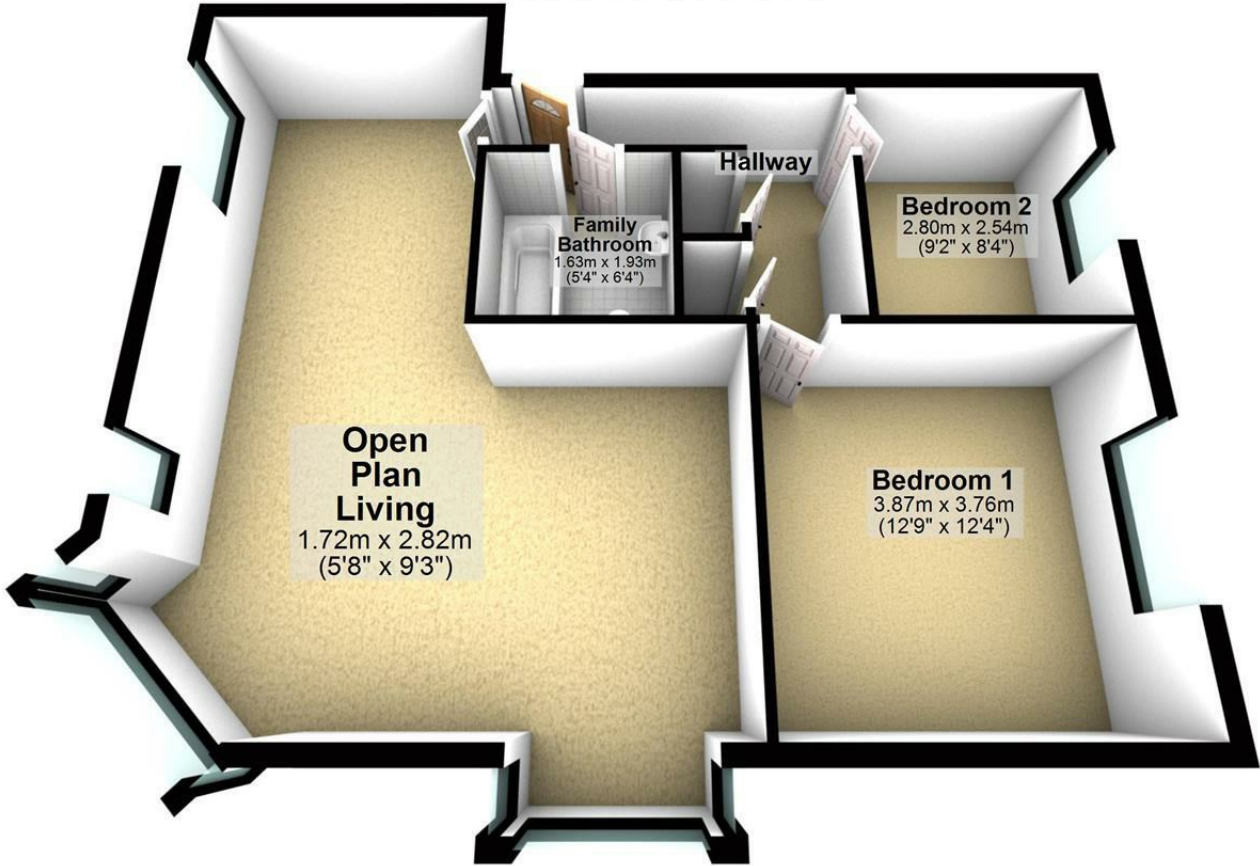
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.





Ground Floor

Approx. 69.6 sq. metres (749.2 sq. feet)



Total area: approx. 69.6 sq. metres (749.2 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			
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	



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