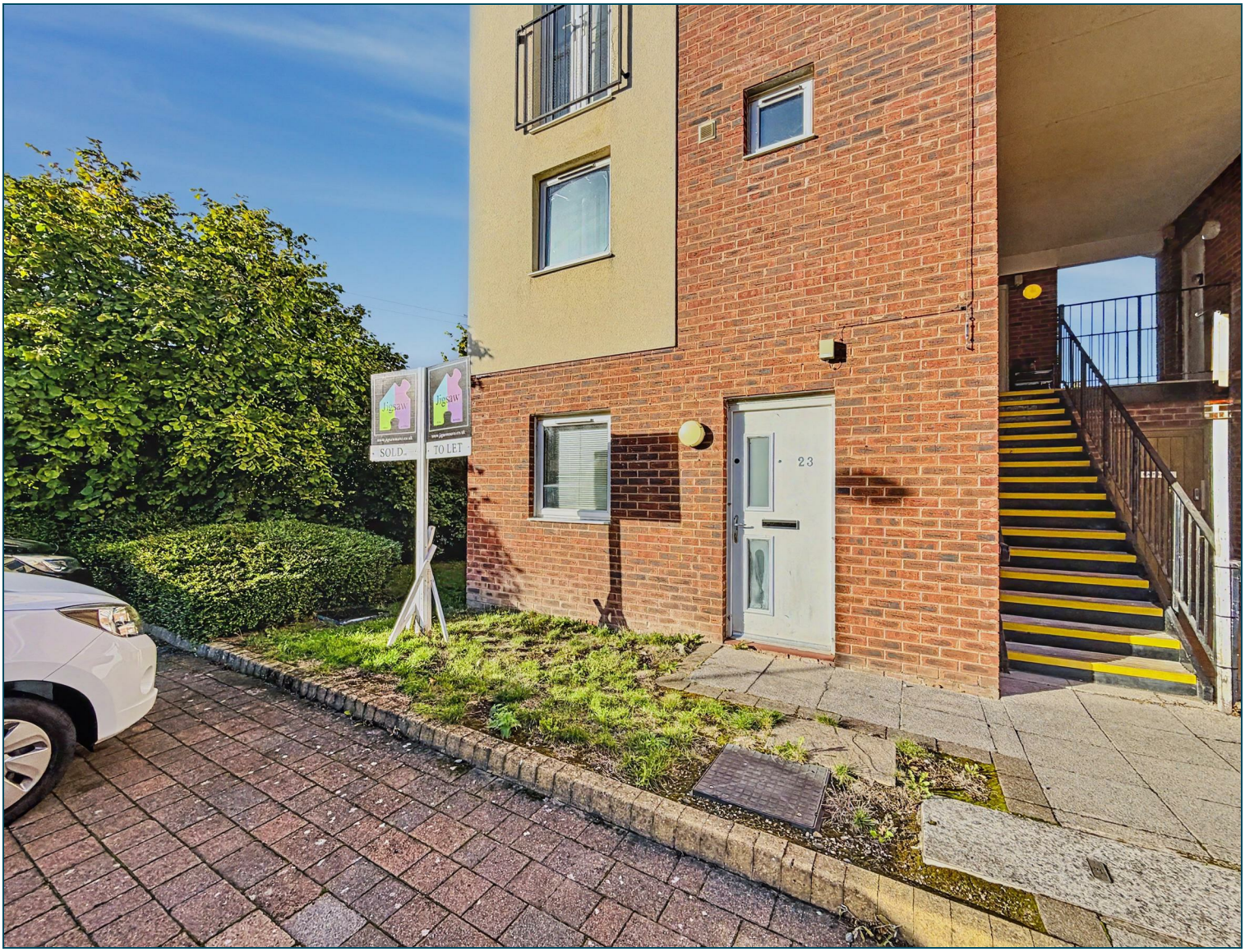


23 Clog Mill Gardens, Selby, YO8 3ED

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

- Apartment
- Gas Central Heating
- Council Tax Band - A
- One Bedroom
- Leasehold Property
- No Onward Chain
- Allocation Parking
- EPC Rating - C
- Close To Town Location

£600 PCM

Welcome to this charming one-bedroom ground floor apartment located in the sought-after area of Clog Mill Gardens, Selby. This modern property offers a comfortable and convenient living space, perfect for those seeking a low-maintenance home.

Upon entering, you will find an inviting open plan living and kitchen area, designed to maximise space and light. The apartment features a well-proportioned bedroom, providing a peaceful retreat, and a stylish shower room complete with storage solutions. The property is equipped with gas central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year.

One of the standout features of this apartment is the allocated parking space, a valuable asset in this bustling area. The location is particularly advantageous, as it is within walking distance to Selby Town Centre, where you will discover a vibrant high street filled with a variety of shops, restaurants, and essential services, including doctors and supermarkets. Additionally, the historical Selby Abbey adds a touch of cultural charm to the neighbourhood.

For those who commute, Selby offers excellent transport links to major cities such as York, Leeds, and Hull, making it an ideal base for professionals.

We highly recommend an early internal inspection to fully appreciate the accommodation and the fantastic location this apartment has to offer. Don’t miss the opportunity to make this delightful property your new home.

Please note an additional service charge will be added of £181 per month including gas, electric, water, ground maintenance, window cleaning and boiler servicing bringing the total monthly amount due to £781pcm.

Leasehold property:
- Lease length 125 years issued from 01/01/2007
- Annual ground rent approx. £120
- Monthly service charge approx. £181 (this includes gas, electric, water, maintenance, window cleaning and buildings insurance)

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?
Apply Online & Save Time!

To book a viewing, simply visit our website and click 'Register to View a Property' from the main menu.

If you are interested in the property after your viewing, you can download and complete our 'Property Rental Application' form directly from our website.

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.

UTILITIES MATERIAL INFORMATION.

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

Broadband – FTTP (fibre to the premises)

Mobile signal/coverage is good in this area

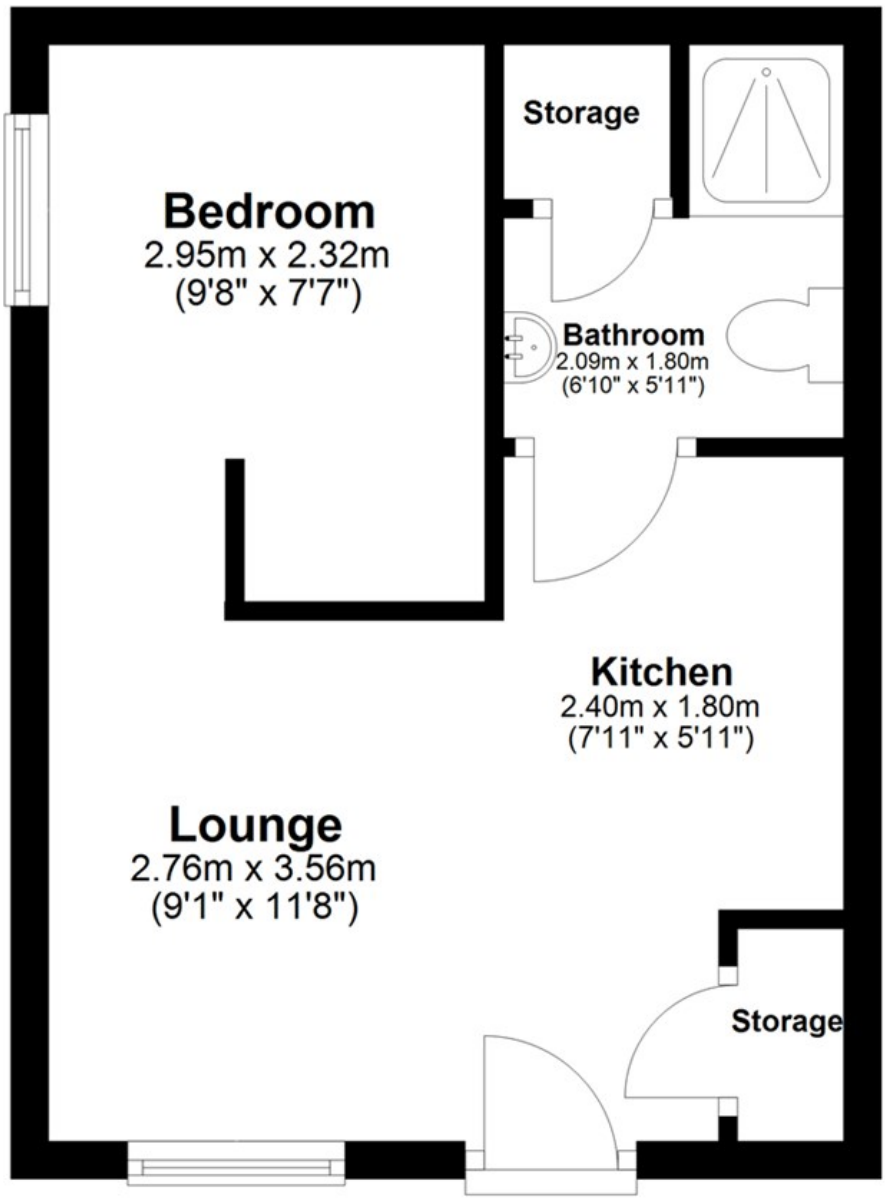






Ground Floor

Approx. 23.6 sq. metres (254.2 sq. feet)



Total area: approx. 23.6 sq. metres (254.2 sq. feet)

