



24 Clog Mill Gardens, Selby, YO8 3ED

Guide Price £135,000



## 24 Clog Mill Gardens, Selby, YO8 3ED

**£135,000**

NO FORWARD CHAIN!

We are delighted to offer a two-bedroom apartment located within the town of Selby and situated conveniently for the historic city of York. This property is perfect for first-time buyers or those looking for a sound investment opportunity. The living accommodation comprises: Entrance hall, two bedrooms, bathroom, living room, dining kitchen area and to the outside a brick store and for those with a vehicle, the property offers parking for one car. This property presents an excellent opportunity for those seeking a modern living experience in a vibrant community. With its ideal location and thoughtful layout, this apartment is sure to attract interest.

Do not miss the chance to make this lovely space your new home or investment.

## Description

### Entrance Hallway

### Bedroom 1

10'6" x 7'10"

### Bedroom 2

9'1" x 7'10"

### Shower Room

6' x 5'7"

### Open living, dining/kitchen Area

19'4" x 13'11"

### Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

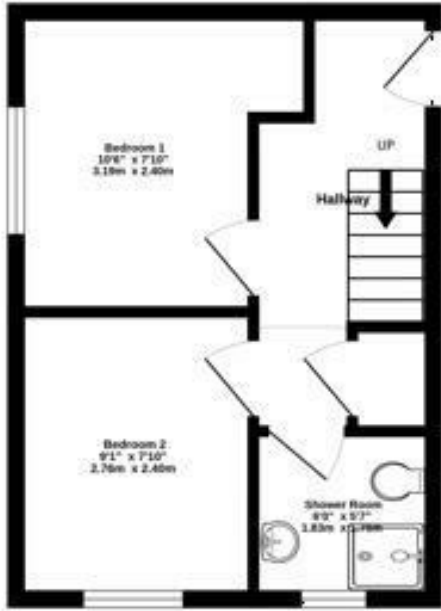
## Features

- NO FORWARD CHAIN!
- Two-bedroom apartment located in Selby, with convenient access to York
- Ideal for first-time buyers or investment opportunities
- Parking space for one car
- Offers a modern living experience in a vibrant community
- Well-designed layout in an ideal location
- Great opportunity to secure a new home or investment property
- Council Tax Band: A
- EPC: C



# FLOOR PLAN

Ground Floor  
271 sq.ft. (25.2 sq.m.) approx.



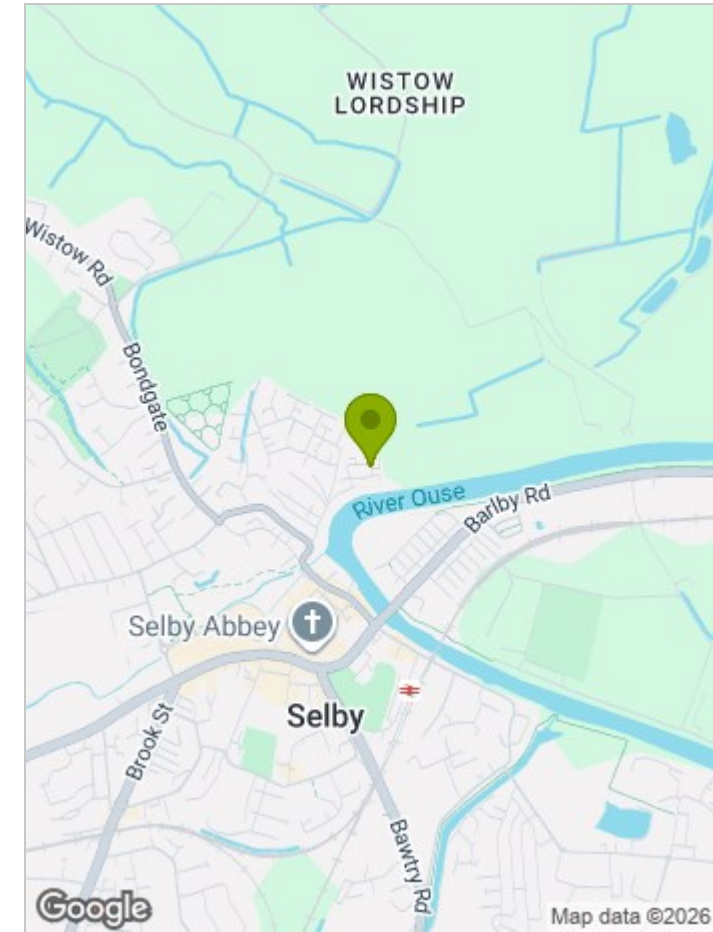
1st Floor  
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA: 540 sq.ft. (50.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of lines, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# LOCATION



# EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.