



24 Clog Mill Gardens, Selby, YO8 3ED

Guide Price £110,000



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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

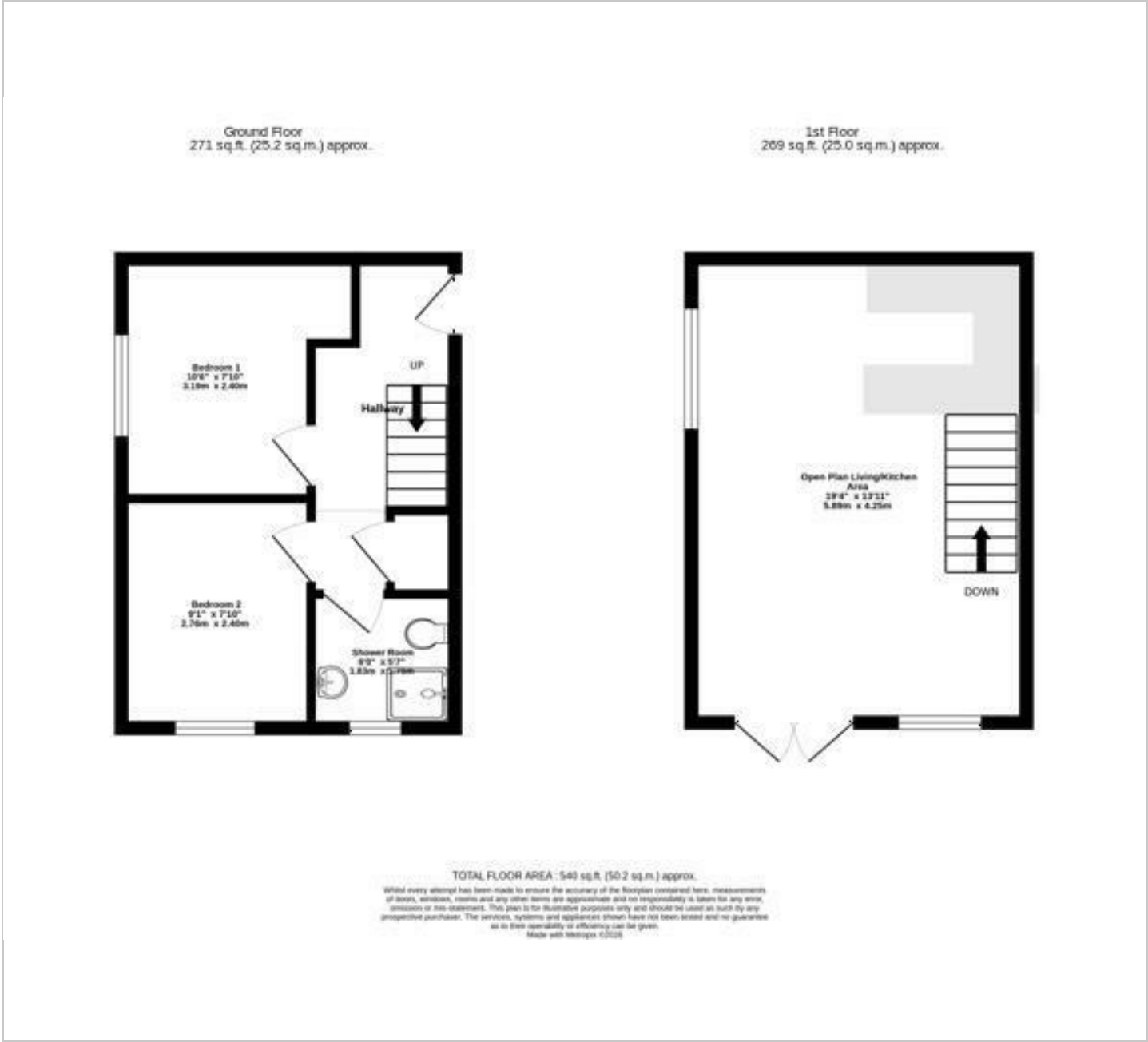
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our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



LOCATION



EPC

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		
	70	70
England & Wales		EU Directive 2002/91/EC

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