

The Waterfront, Selby, North Yorkshire

Offers Over: £109,000

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Selby Lock Basin
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Situated within a popular and well-maintained development in the heart of Selby, this beautifully presented two-bedroom third-floor apartment offers an excellent opportunity for first-time buyers, professionals, or investors alike. Combining modern comforts with a highly convenient location, this property is ready to move straight into and enjoy.

The accommodation centres around a bright and spacious open-plan living area, creating the perfect environment for both relaxing and entertaining. The generous lounge benefits from attractive views over the River Ouse, whilst newly fitted carpets throughout the apartment provide a fresh and contemporary feel.

Positioned off the living area is a contemporary fitted kitchen, thoughtfully designed to maximise both space and functionality. Complete with a fridge, freezer, oven, electric hob, and washing machine, it offers an ideal setting for everyday cooking and entertaining.

There are two well-proportioned bedrooms, both enjoying pleasant views over the attractive communal courtyard. The principal bedroom further benefits from fitted wardrobes, providing valuable storage space whilst maintaining a sleek and uncluttered feel.

The bathroom is fitted with a shower over the bath, together with a heated towel rail for added comfort and convenience.

Practicality is also well catered for, with an allocated parking space within a covered parking area, providing security, convenience, and peace of mind.

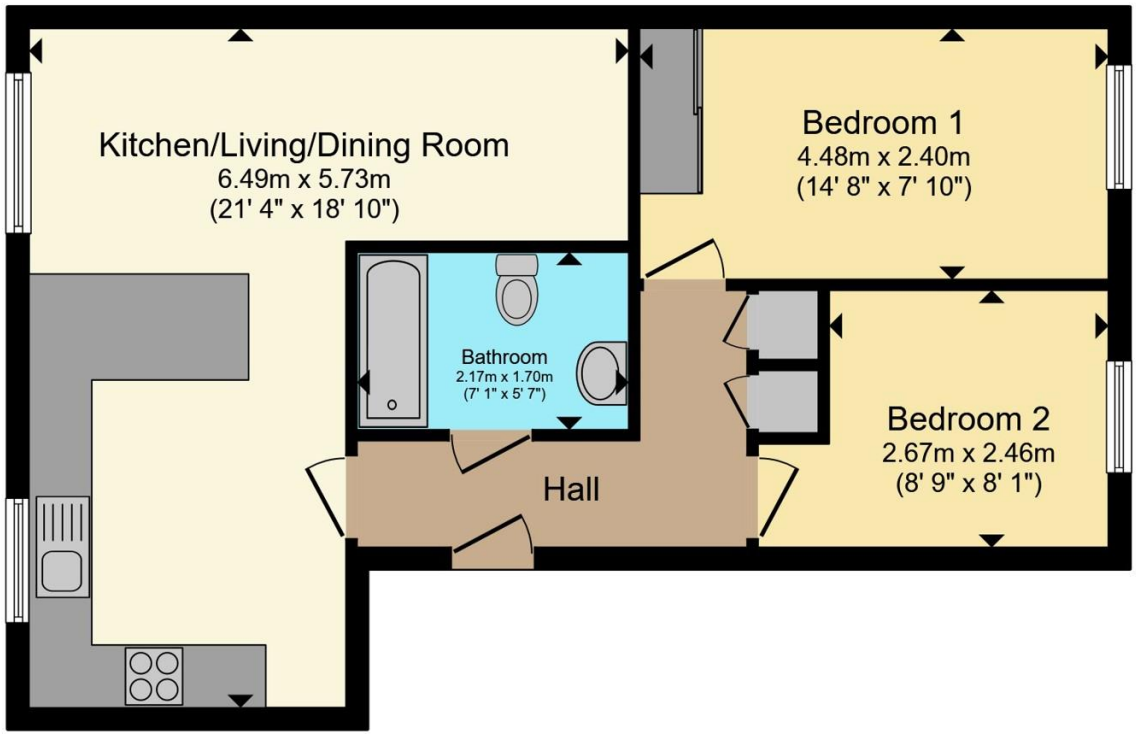
Selby is a thriving market town offering an excellent range of amenities, including highly regarded schools, supermarkets, independent shops, cafés, restaurants, leisure facilities, and the historic Selby Abbey. Regular markets and scenic riverside walks add to the town's appeal, creating a welcoming community atmosphere for residents of all ages.

Ideally positioned for commuters, the apartment is within easy reach of Selby Train Station, offering direct services to York, Leeds, and Hull. Excellent road links via the A19, A63, and M62 provide further connectivity, making The Waterfront an attractive choice for those seeking a peaceful residential setting with excellent access to surrounding towns and cities.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



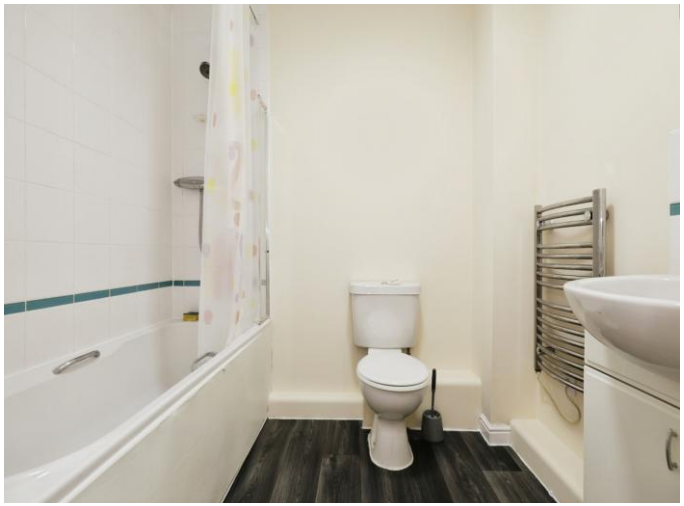




Total floor area 55.8 m² (600 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox

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Council Tax Band: **TBC**

Tenure: **Leasehold**

Service Charge: **£839**

Years Left on Lease: **132**

Ground Rent: **£180**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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