



Coupland Road

Selby, YO8 3GE

Offers In The Region Of £175,000



MUST BE SEEN! Presented internally to a high standard, this 2 bedroom semi detached property is ideal for first time buyers, downsizers and Investors, and is within walking distance of the town centre.

The property briefly comprises:

Entrance vestibule - a great space for coats and shoes. Lounge with remote controlled electric fire, and stairs to the first floor. The kitchen is modern with a range of recently fitted wall and base units, plus integrated electric hob, oven and extractor, integrated under counter fridge and freezer, and plumbing/space for a washing machine. The rear door from the kitchen opens on to the sunny conservatory with light and power, side door and French doors direct to the garden, which is a pretty little space, mainly laid to lawn, with some border planting a fabulous sized shed, again with power and light.



Further property information

Exterior: The front is mainly laid to lawn. Outside tap and lighting.

Interior: To the first floor are 2 double bedrooms, the master has fitted mirrored wardrobes and overlooks the front, the rear bedroom has a small cupboard housing the Ideal gas combi boiler.

House bathroom with frosted window to the rear, shower over bath, hand basin and WC.

A viewing is a must!

In all, a fabulous stamp of a property, ready to go to new owners.

Tenure: Freehold

Services: Mains drainage, gas, water and electricity.

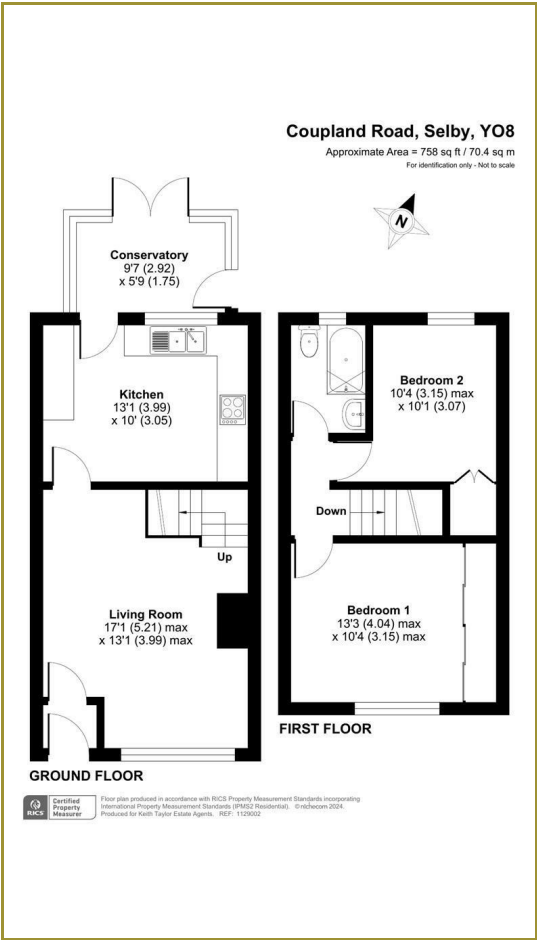
Council Tax - Band B. North Yorkshire County Council.

Ideal gas central heating boiler, fully serviced (on advice from the Vendor).

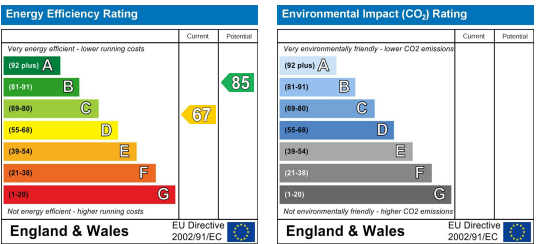
Area Map



Floor Plans



Energy Efficiency Graph



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