

# Park Row



**Coupland Road, Selby, YO8 3GE**

**Offers Over £170,000**



**\*\*NO ONWARD CHAIN\*\* OWNED SOLAR PANELS \*\*** This Semi-Detached property briefly comprises: Lounge and Kitchen Diner. To the First Floor: Two Double Bedrooms, and Bathroom. Externally the front benefits from off street parking and to the rear an enclosed lawned garden with a paved area and garage. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**

















## PROPERTY OVERVIEW

Located on Coupland road this semi detached home is a short walk from Selby town centre, local shops, schools, and the bus and train stations ideal for commuters and families alike.

The ground floor offers a comfortable lounge and a kitchen diner. Upstairs there are two double bedrooms and a family bathroom. Outside, the property benefits from off-street parking, a garage, and a private enclosed rear garden with a lawn and paved area—ideal for outdoor entertaining.

A key highlight of this property is the fully owned solar panels, neither leased or government granted. The new owner will enjoy the full benefits of the electricity generated, including the financial savings and returns the solar panels provide.

A simple, well-located home that's perfect for a range of buyers.

## GROUND FLOOR ACCOMMODATION

### Porch

3'10" x 3'9" (1.17m x 1.16m)

### Lounge

13'7" x 13'0" (4.15m x 3.97m)

### Kitchen Diner

13'0" x 10'5" (3.97m x 3.20m )

## FIRST FLOOR ACCOMMODATION

### Bedroom One

13'0" x 9'11" (3.98m x 3.03m )

### Bedroom Two

10'2" x 10'2" (3.12m x 3.11m )

### Bathroom

7'3" x 5'0" (2.21m x 1.53m )

## EXTERIOR

### Front

To the front of the property is a lawned area, paved walkway to the front door and off street parking.

### Rear

To the rear is a paved area, lawned grass and garage.

## DIRECTIONS

Leave our Selby office on Finkle Street. Proceed to the bottom of the street turning left. After the bend, continue onto New Millgate. Turn right onto Coupland Road and turn left to stay on Coupland Road. The property can be clearly identified by our Park Row 'For Sale' board.

## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County Council

Tax Banding: A

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## VIEWINGS


Strictly by appointment with the sole agents.

If there is any point of particular importance to you 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.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not



targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

## **OPENING HOURS**

**CALLS ANSWERED :**

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

**TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:**


SELBY - 01757 241124

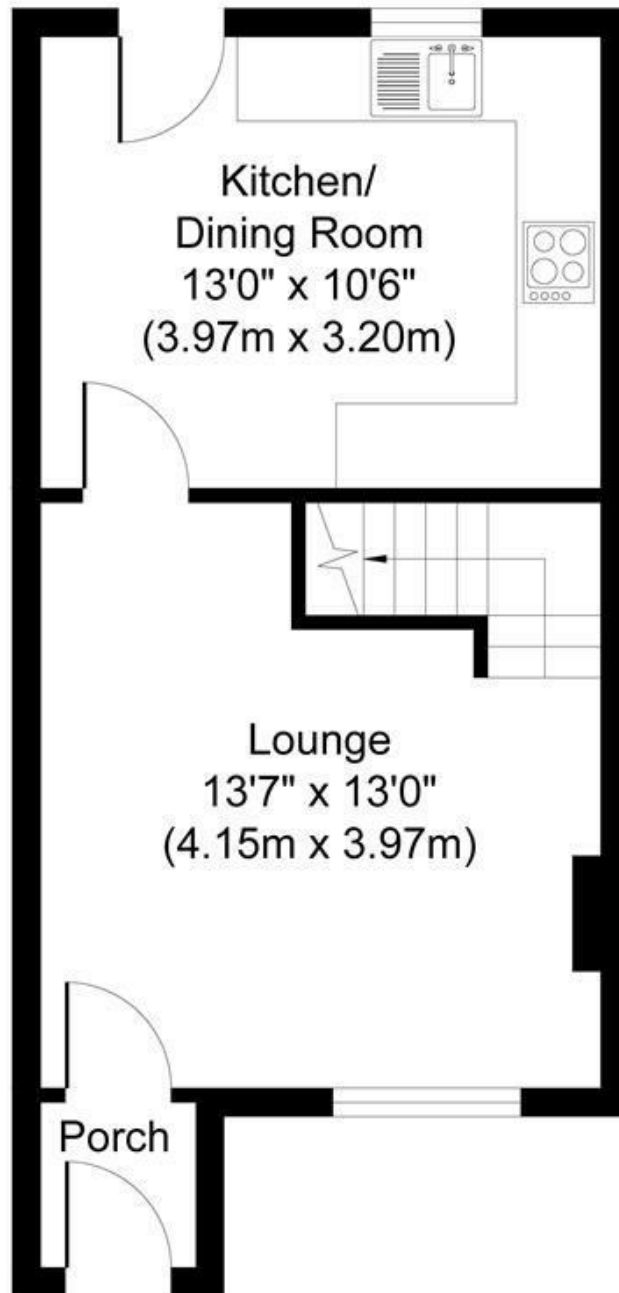
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

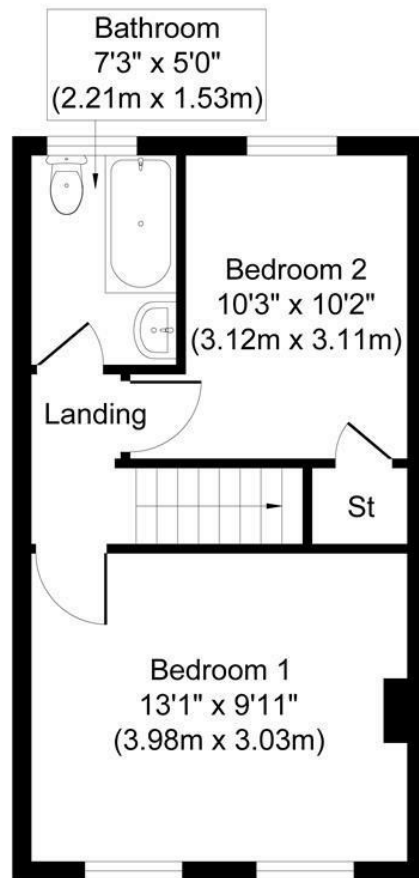




**Ground Floor**  
**Approximate Floor Area**  
**333 sq. ft**  
**(30.97 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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**First Floor**  
**Approximate Floor Area**  
**318 sq. ft**  
**(29.57 sq. m)**

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