



5 The Holmes Coupland Road, Selby, YO8 3AW

Maisonette Property | Two Bedrooms | Allocated Off Road Parking | WC | Close To Town Location | Ideal For First Time Buyers | Viewing Highly Recommended

- Maisonette Property
- Gas Central Heating
- Council Tax Band - B
- Juliet Balconies In Master Bedroom
- Two Bedrooms
- Leasehold Property
- Ideal For First Time Buyers
- Allocated Off Road Parking
- EPC Rating - C
- Popular Location

Asking Price £150,000

Jigsaw Move are pleased to present this delightful maisonette nestled on Coupland Road in the charming town of Selby. The property offers a perfect blend of modern living and convenience. Built in 2008, this two-bedroom house spans an inviting 635 square feet, making it an ideal choice for first-time buyers or those seeking a comfortable home.

Upon entering, you are greeted by a spacious reception room that provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The property features two well-proportioned bedrooms, ensuring ample space for rest and personalisation. The bathroom is thoughtfully designed, catering to all your daily needs, while a convenient downstairs WC adds to the practicality of the layout.

One of the standout features of this property is the allocated parking space, providing ease and security for your vehicle. The maisonette is spread across two floors, offering a sense of privacy and separation between living and sleeping areas.

Situated in a prime location, this home is just a stone's throw away from a variety of local amenities within walking distance to Selby Town Centre. Selby hosts a range of local amenities including a buzzing high street with; shops, doctors, opticians, beauty parlours, super markets, restaurants and is also home to the historical Selby Abbey. With its close proximity to all major networks, Selby is ideal when commuting to York, Leeds and Hull.

With its modern design and ideal location, this property is not to be missed. Whether you are looking to take your first step onto the property ladder or seeking a comfortable abode in Selby, this maisonette is sure to meet your needs.

Lease details

Lease 125 years from 2015 approx. 115 years remaining

Monthly Service Charge - £120

Annual Ground Rent - £100

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge/Diner 9'2" x 13'8" (2.80m x 4.16m)

Kitchen 8'10" x 7'2" (2.70m x 2.19m)

WC 2'11" x 7'2" (0.90m x 2.19m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 8'10" x 13'8" (2.70m x 4.16m)

Bedroom Two 6'8" x 13'8" (2.03m x 4.16m)

Bathroom 5'2" x 6'8" (1.57m x 2.03m)

EXTERNAL

COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.



MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their 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 stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

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.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

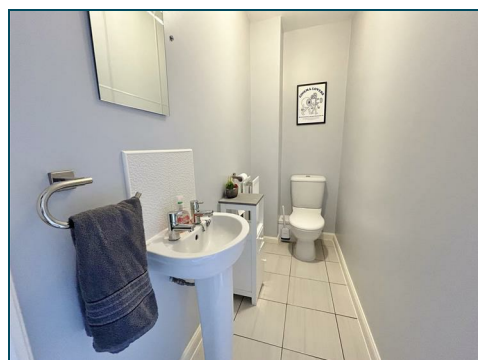
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that 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. A full copy of the EPC for the property is available upon request.

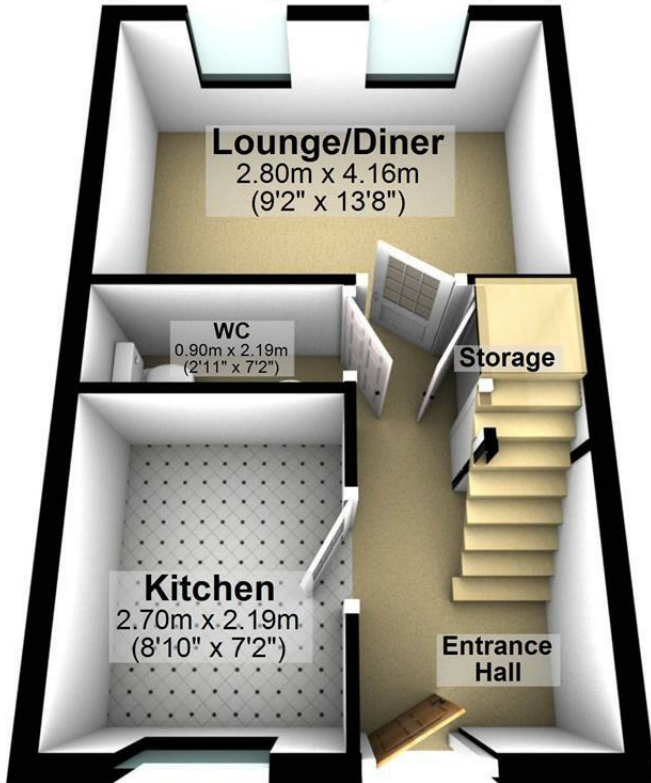
WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



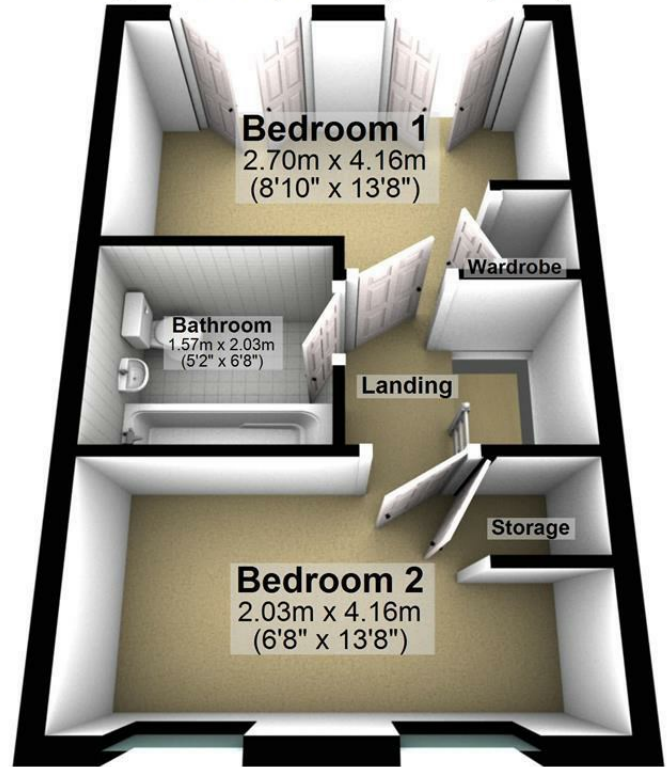
Ground Floor

Approx. 27.5 sq. metres (295.6 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.4 sq. feet)



Total area: approx. 53.9 sq. metres (579.9 sq. feet)

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			
England & Wales		80	80
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



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