

**Coupland Road, SelbyYO8 3GE** 



## welcome to

# **Coupland Road, Selby**

Coupland Road, Selby, A Spacious Semi-Detached Family Home





Welcome to this charming semi-detached house on Coupland Road, Selby, offering a perfect blend of space and modern living. The property features a light and airy open-plan kitchen and living room, creating a fantastic space for family living and entertaining. A separate lounge provides a cozy retreat, ideal for relaxing in the evenings. Upstairs, you'll find three well-proportioned bedrooms, two of which are generous doubles, offering plenty of room for families or guests. The family bathroom is equipped with a bath and shower over, combining both convenience and comfort. Externally, the property boasts a driveway with ample parking space and a rear garden that's perfect for outdoor enjoyment. The garden includes both decking, ideal for al fresco dining, and a well-maintained lawn for a lush, green space to enjoy throughout the seasons. A fantastic family home, Coupland Road offers both style and practicality in a sought-after location. Don't miss the chance to view!



### Lounge

14' 5" x 14' 3" ( 4.39m x 4.34m )

#### Kitchen

9' x 14' 4" ( 2.74m x 4.37m )

### Lounge/Kitchen

7' 1" x 12' 3" ( 2.16m x 3.73m )

## Landing

#### **Bedroom One**

13' 8" x 8' 4" ( 4.17m x 2.54m )

#### **Bedroom Two**

8' 4" x 9' 11" ( 2.54m x 3.02m )

#### **Bedroom Three**

8' 3" x 5' 7" ( 2.51m x 1.70m )

#### **Bathroom**

**Parking** 

**Rear Garden** 











## welcome to

## **Coupland Road**

- Semi-Detached Home
- Three Bedrooms
- Front & Rear Garden
- Perfect For First Time Buyers

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Tenure: Freehold EPC Rating: C Council Tax Band: B

offers over

£230,000









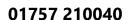
Please note the marker reflects the postcode not the actual property

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Property Ref: SEL108358 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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