

Park Row



Coupland Meadow, Selby, YO8 3AD

Offers Over £230,000



****IDEAL FOR FIRST TIME BUYERS**FAMILY HOME**** Situated in Selby, this three bedroom semi-detached property briefly comprises: Hall, Lounge, Kitchen Diner, Rear Lobby and ground floor W.C. To the first floor there are three Bedrooms, and family Bathroom. Externally, the property benefits from a driveway and garage, the rear is fully enclosed. **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**













PROPERTY SUMMARY

Located in Coupland Meadow area of Selby, this delightful semi-detached house presents an inviting opportunity for families and individuals alike. With three well-proportioned bedrooms, this home is designed to provide comfort and warmth. Upon entering, you are greeted by a welcoming hall that leads into a spacious lounge, filled with natural light and featuring laminate flooring, perfect for relaxation or entertaining guests.

The heart of the home is undoubtedly the modern kitchen, boasting high-gloss white units that offer ample storage and workspace. This kitchen is complemented by a dining area, making it an ideal spot for family meals or gatherings with friends. A convenient rear lobby provides access to a ground floor W.C. and leads to the rear garden.

On the upper floor, you will find three bedrooms, each designed to create a peaceful retreat. The modern family bathroom features a shower over the bath, catering to all your bathing needs.

Outside, the property is equally appealing. The front garden is adorned with bushes and hedging, providing a pleasant approach to the front door. There is parking available for vehicles, along with a garage for additional storage. Gated access leads to a fully enclosed rear garden, which features a patio area and a well-maintained lawn, perfect for outdoor activities or simply enjoying the fresh air. The front of the property offers lovely views over the surrounding fields, enhancing the tranquil atmosphere of this lovely home. This semi-detached house in Coupland Meadow is a truly warm and welcoming residence, ideal for those seeking a blend of comfort and convenience in a picturesque setting.

GROUND FLOOR ACCOMMODATION

Hall

8'3" x 5'8" (2.52m x 1.74m)

Lounge

14'5" x 14'4" (4.40m x 4.39m)

Kitchen Diner

17'4" x 9'9" (5.30m x 2.99m)

Rear Lobby

7'10" x 5'1" (2.39m x 1.57m)

Ground Floor W.C

7'0" x 3'5" (2.15m x 1.06m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'6" x 10'9" (4.14m x 3.30m)

Bedroom Two

13'1" x 10'10" (4.01m x 3.31m)

Bedroom Three

8'5" x 7'2" (2.59m x 2.19m)

Bathroom

6'10" x 6'2" (2.09m x 1.90m)

EXTERIOR

Front

The front garden is adorned with bushes and hedging, providing a pleasant approach to the front door. There is parking available for vehicles, along with a garage for additional storage.

Rear

Gated access leads to a fully enclosed rear garden, which features a patio area and a well-maintained lawn, perfect for outdoor activities.

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. Turning Left onto Coupland Meadow where the property can be clearly identified by our Park Row 'For Sale' board.

HEATING & 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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire County Council

Tax Banding: C

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.

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.

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.

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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

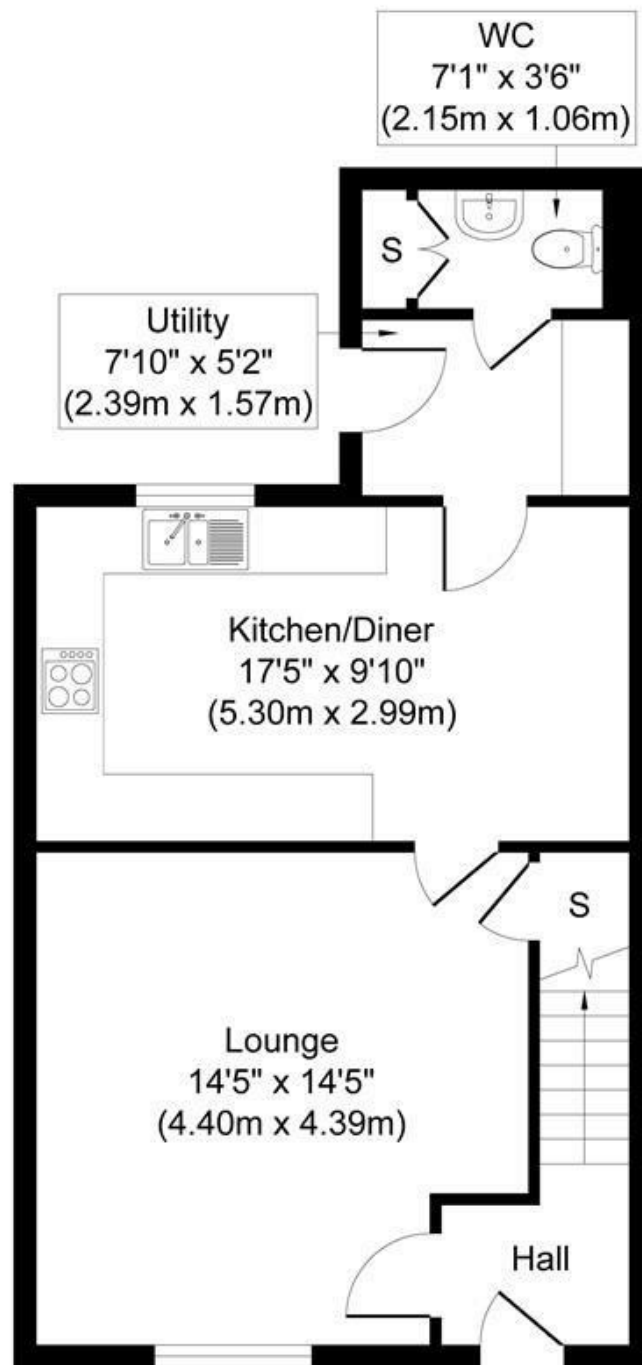
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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.

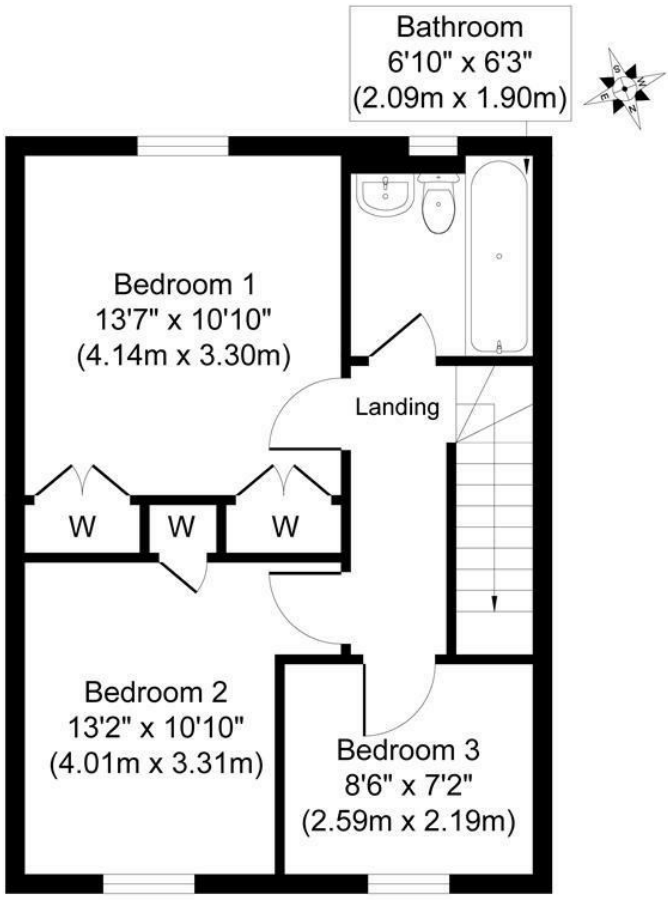




Ground Floor
Approximate Floor Area
500 sq. ft
(46.46 sq. m)

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
427 sq. ft
(39.69 sq. m)

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