

Park Row



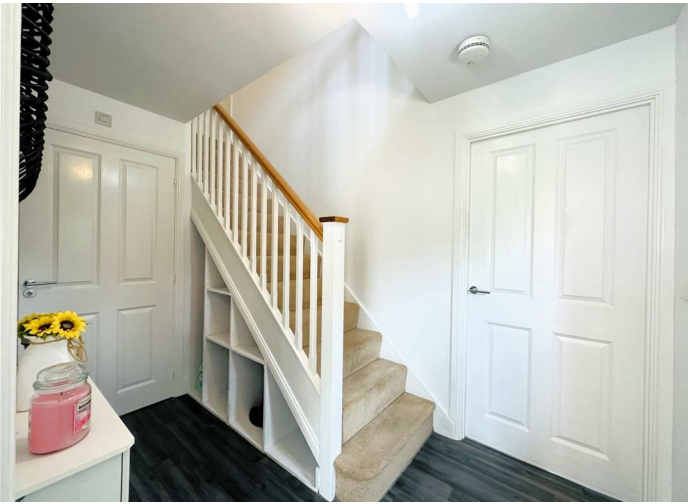
Coupland Road, Selby, YO8 3AY

Offers Over £250,000



****CORNER PLOT** DOUBLE FRONTED PROPERTY**** Situated in Selby, this semi-detached property briefly comprises of Hall, Lounge, Kitchen Diner and a Ground Floor W.C./Utility. To the First Floor are three bedrooms, an en suite and Bathroom. Externally, the property has a driveway to a detached garage and an enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL OF 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 OVERVIEW

A beautifully presented double-fronted family home occupying a generous corner plot in a sought-after residential area of Selby. Offering spacious and well-balanced accommodation throughout, this attractive property benefits from an abundance of natural light thanks to its numerous windows, creating a bright and welcoming atmosphere in every room.

The accommodation begins with a welcoming entrance hallway leading to a spacious lounge, ideal for relaxing and entertaining. To the rear of the property, the impressive kitchen diner provides the heart of the home, featuring ample space for family dining and social gatherings. Patio doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces. A practical downstairs WC/utility room completes the ground floor accommodation.

To the first floor, the property offers three well-proportioned bedrooms, including a generous principal bedroom benefitting from its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Externally, the property enjoys a fully enclosed rear garden, providing a safe and private outdoor space for families and pets. The garden features both patio and decking areas, perfect for outdoor dining, entertaining and enjoying the warmer months. To the side, a detached garage and driveway provide ample off-street parking.

This superb family home combines spacious living accommodation, excellent natural light and attractive outdoor space, all situated on a desirable corner plot within easy reach of Selby's amenities, schools and transport links.

GROUND FLOOR ACCOMMODATION

Hall

Kitchen Diner

18'1" x 12'2" (5.52m x 3.73m)

Lounge

18'0" x 11'2" (5.50m x 3.41m)

Utility / W.C.

6'11" x 5'8" (2.13m x 1.73m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

12'1" x 11'7" (3.70m x 3.54m)

En Suite

6'9" x 5'0" (2.08m x 1.53m)

Bedroom Two

11'1" x 10'11" (3.40m x 3.34m)

Bedroom Three

11'2" x 6'9" (3.41m x 2.08m)

Bathroom

6'10" x 6'2" (2.09m x 1.88m)

External

Front

Pathway leading away from the front door, and a driveway leading up to the detached single garage.

Rear

Fully enclosed rear garden with patio and decking areas.

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 & 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 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.

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.

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.

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.

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:

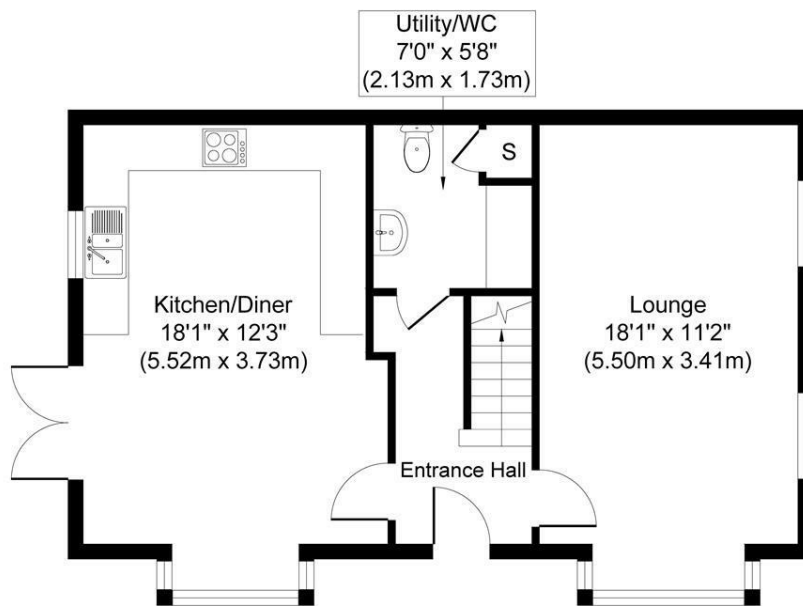
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

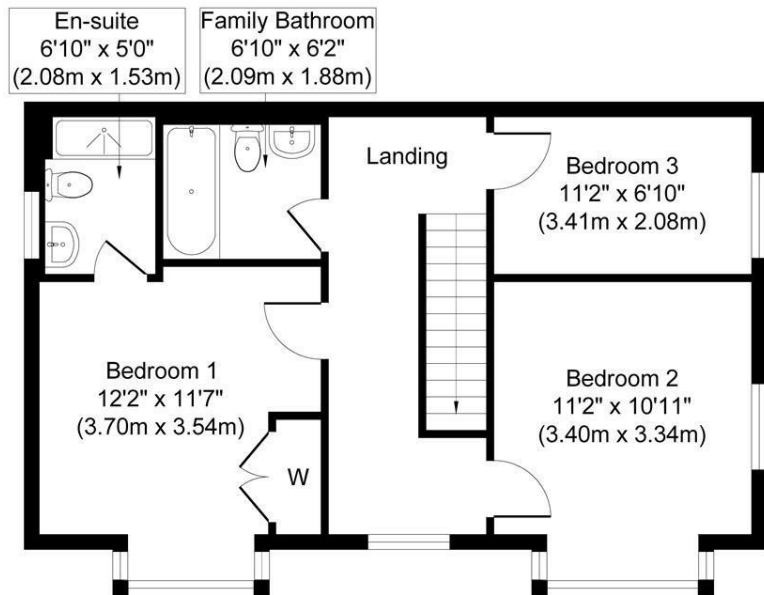
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
584 sq. ft
(54.30 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
584 sq. ft
(54.30 sq. m)

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