



4 The Holmes Coupland Road, Selby, YO8 3AW

Maisonette | One Bedroom | Allocated Off Street Parking | Modern Throughout | Ideal For First Time Buyers | Close To Town Location | Viewing Highly Recommended

- Mid-Terrace Maisonette
- Gas Central Heating
- Council Tax Band - B
- Modern Throughout
- One Bedroom
- Leasehold Property
- Ideal For First Time Buyers
- Allocated Off Street Parking
- EPC Rating - C
- Close To Town Location

Asking Price £120,000

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 2015, the property spans an inviting 623 square feet, making it an ideal choice for first-time buyers seeking a comfortable and stylish home.

Upon entering through the communal entrance, you are welcomed into a spacious hallway that leads to a well-appointed kitchen and a cosy lounge, perfect for relaxation or entertaining guests. The ground floor also features a convenient WC, enhancing the practicality of the living space.

Ascend to the first floor, where you will find a generously sized bedroom, designed to provide a peaceful retreat. The modern bathroom complements the bedroom beautifully, featuring contemporary fixtures and finishes that cater to your everyday needs.

This property also boasts allocated off-street parking for one vehicle, a valuable asset in today's busy world. The location is ideal, offering easy access to local amenities and transport links, making it a superb choice for those looking to establish themselves in a vibrant community.

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.

In summary, this maisonette on Coupland Road is a wonderful opportunity for first-time buyers to secure a modern and well-located home in Selby. With its thoughtful layout and contemporary features, it is sure to impress. Do not miss the chance to make this property your own.

Lease details

Lease 125 years from 2015 approx. 115 years remaining

Monthly Service Charge - £150 which includes ground rent, cleaning of the communal areas and gardening

GROUND FLOOR ACCOMMODATION

Entrance Hall

Kitchen 6'0" x 14'9" (1.84m x 4.50m)

Lounge 8'11" x 15'5" (2.71m x 4.70m)

WC

FIRST FLOOR ACCOMMODATION

Landing

Bedroom 12'3" x 14'10" (3.74m x 4.52m)

Bathroom

EXTERNAL

ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

info@jigsawmove.co.uk



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.



