



## 5 The Holmes Coupland Road, Selby, YO8 3AW

Maisonette Property | Two Bedrooms | Allocated Off Street Parking | Great for Commuters | Close To Town Location | Viewing Highly Recommended

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

£925 PCM

Jigsaw Letting are pleased to welcome to the market this delightful maisonette, nestled on Coupland Road in the charming town of Selby, offering a perfect blend of comfort and convenience. The property spans an inviting 635 square feet, providing ample space for modern living.

Upon entering, you are welcomed into a well-proportioned reception room, ideal for relaxation or entertaining guests. The maisonette features two spacious bedrooms, each designed to offer a peaceful retreat at the end of the day. The bathroom is thoughtfully appointed, catering to all your daily needs.

One of the standout features of this property is the allocated off-street parking, ensuring that you have a secure space for your vehicle. The maisonette is equipped with gas central heating, providing warmth and comfort throughout the colder months.

This property is perfect for small families, or those looking to downsize, offering a low-maintenance lifestyle in a desirable location. With its modern build and practical amenities, this maisonette on Coupland Road is a wonderful opportunity not to be missed.

#### **COUNCIL TAX BAND**

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.

#### **HOW DO I APPLY FOR A PROPERTY?**

To avoid disappointment please contact the office to request an application form for the property you wish to apply for following your viewing.

#### **LETTINGS FEES UPON APPLICATION**

Additional fees apply for this property and are as follows; 1 weeks rent holding fee for each property. Please note, the holding fee is deductible from the first month's rent on the property if successful. There will also be a bond for the property equal to 5 weeks rent which will be held for the duration of the tenancy with the DPS. Go to, [www.jigsawletting.co.uk](http://www.jigsawletting.co.uk) or call for more details

#### **LETTINGS VIEWINGS**

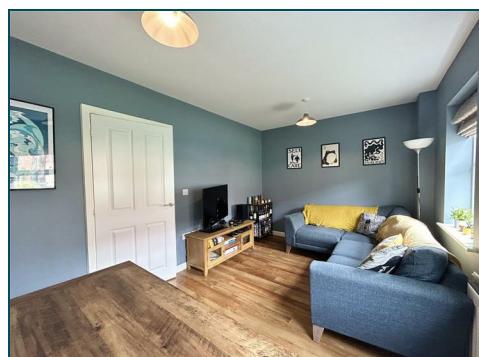
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

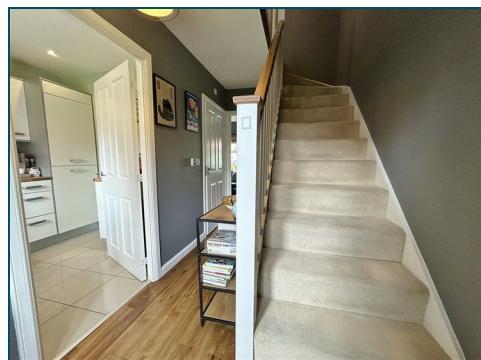
#### **OPENING HOURS LETTING TEAM**

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

#### **TO LET PROPERTY DETAILS**

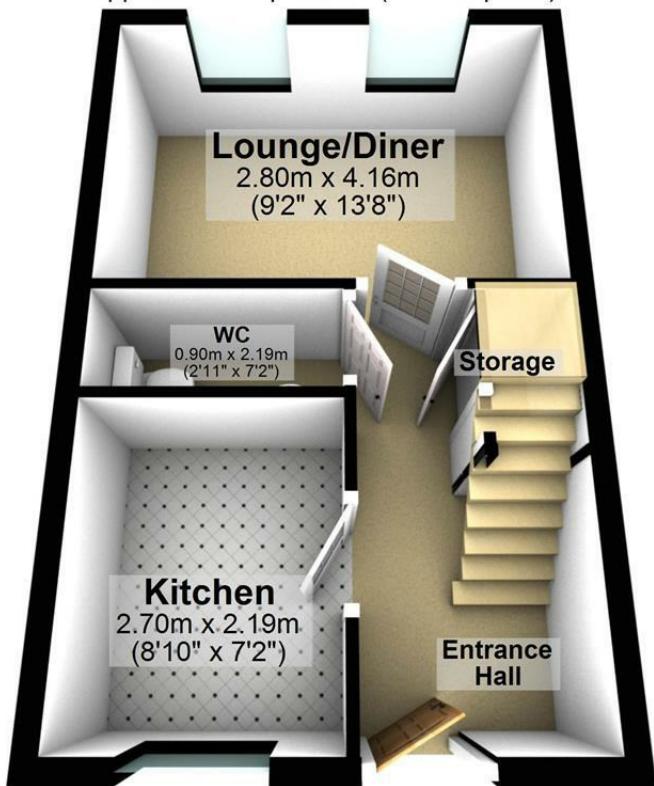
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.





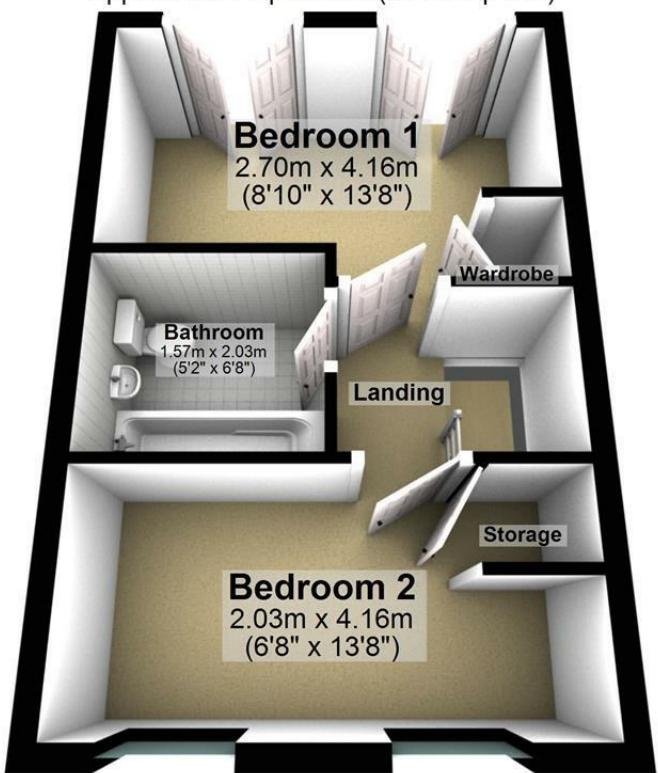
## Ground Floor

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

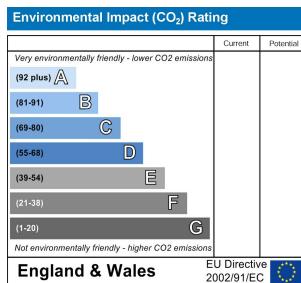
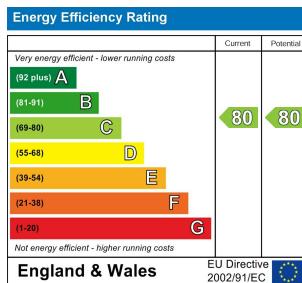


## First Floor

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



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



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