



## Westbourne Grove, Selby

Guide Price £350,000



## Westbourne Grove

Selby

- Five Bedroomed, Victorian, Semi Detached House with Garage
- East Facing Rear Garden with Several Outbuildings
- 179M2 / 1926 Sq. FT.
- Mains Electricity. Mains Gas Central Heating.
- Mains Water. Mains Drainage
- Broadband: FTTC. Mobile: 4G.
- Brick Built Construction
- FREEHOLD
- EPC Rating 'D'
- Council Tax Band 'C'



The beauty of a Victorian period home, is the unexpected size. You can never tell from the outside, how big they really are and this abode is no different. This five bedroomed, semi detached property is larger than most 'new build' detached homes, but this home is different, it has its own charm and personality. It has roots and an old soul. And after 17 lovely years with its current owner, its ready to meet a new family to continue its life with. Will that be you?

Stepping over the threshold and into the Vestibule. Hang up your coat and kick off your boots. You're home.

The hallway is large enough to host a Christmas tree, just like the movies! You can go anywhere you wish from here, with doors leading to the lounge, sitting room, ground floor cloaks/w.c. and the kitchen. The first door, on your right it the lounge, with its magnificent Bay Window and traditional open fireplace. The front room offers a quiet place to rest, once the children have gone to bed and you can cosy up and feel 'very right' about the world. The Sitting room has a more relaxed 'every day, every moment' feel about it, although it still offers a traditional fireplace and equally tall ceilings with original cornice. This room has two windows, one overlooking the side garden, whilst the other offers a view over the rear patio.

The kitchen has had a modern extension, creating a generous dining area whilst providing a sleek, high-gloss kitchen area that will satisfy the keenest of cooks. A rear entrance door leads out onto the patio, which wraps around the side and back of the house. The old outbuildings stand proudly and you can still imagine these being used to store fresh goods and the family pony in a time-gone era.



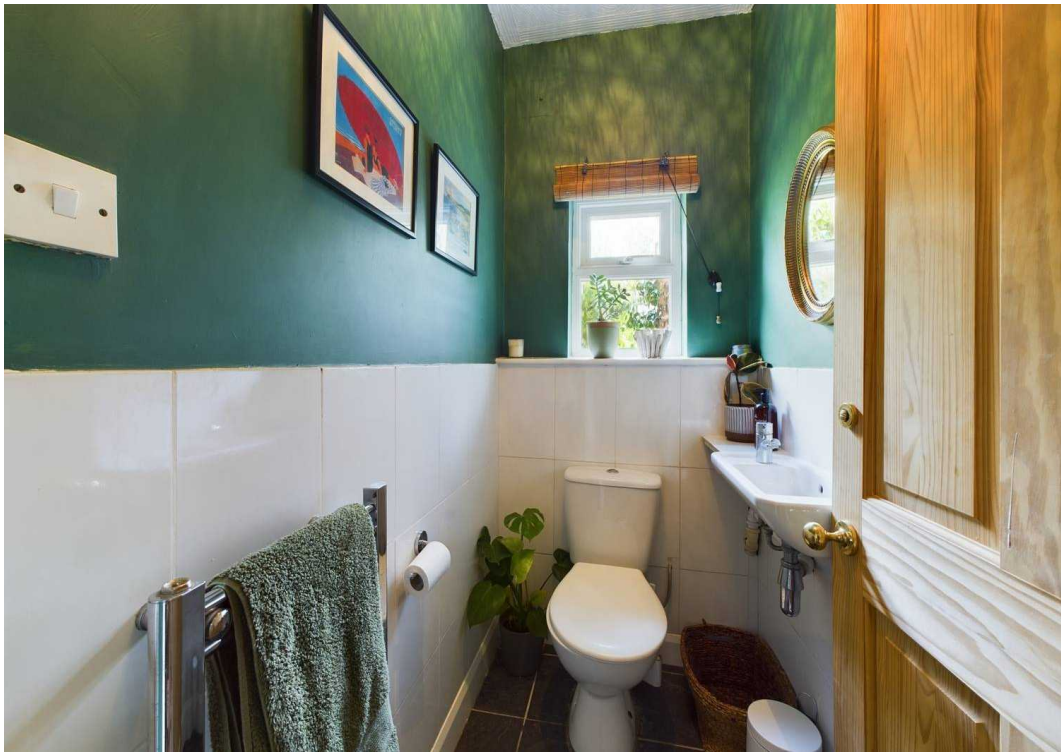
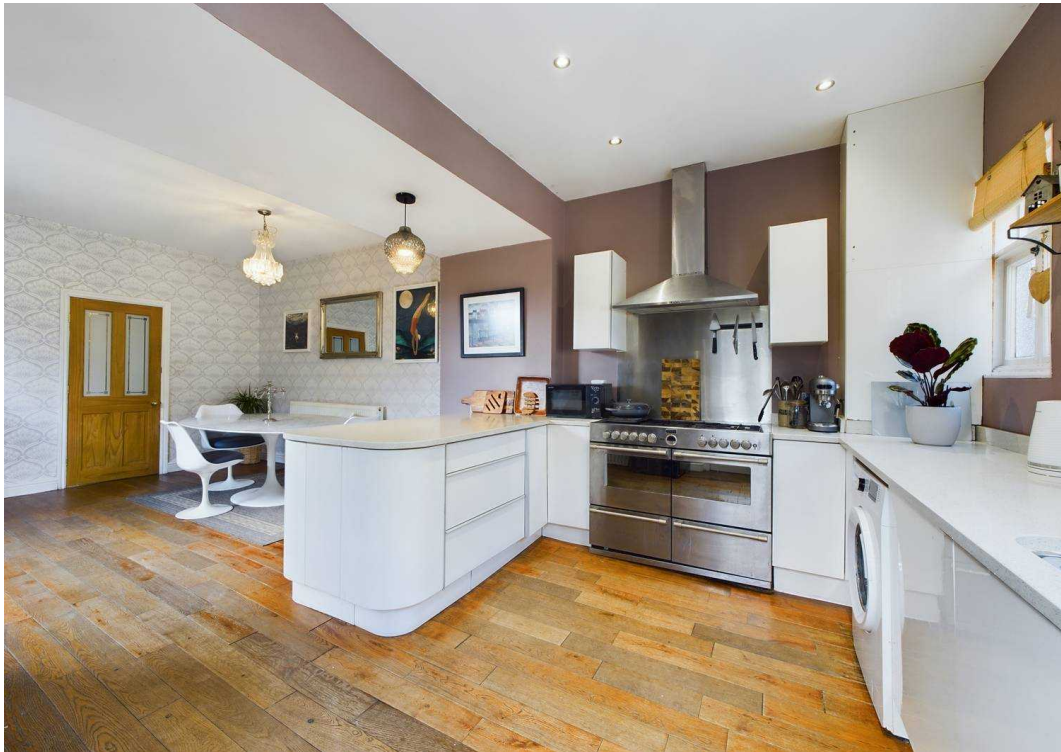
Make your way up the staircase to the split-level landing. At the front, on one side of the landing are two generous 'double' bedrooms, one offering an en-suite shower room. And a single third bedroom, which currently is used as a home office. This room may have been used previously as a Nursery as it has an inter-connecting door. To the rear, on the other side of the split-level landing, are a further two double bedrooms and a modern family bathroom.

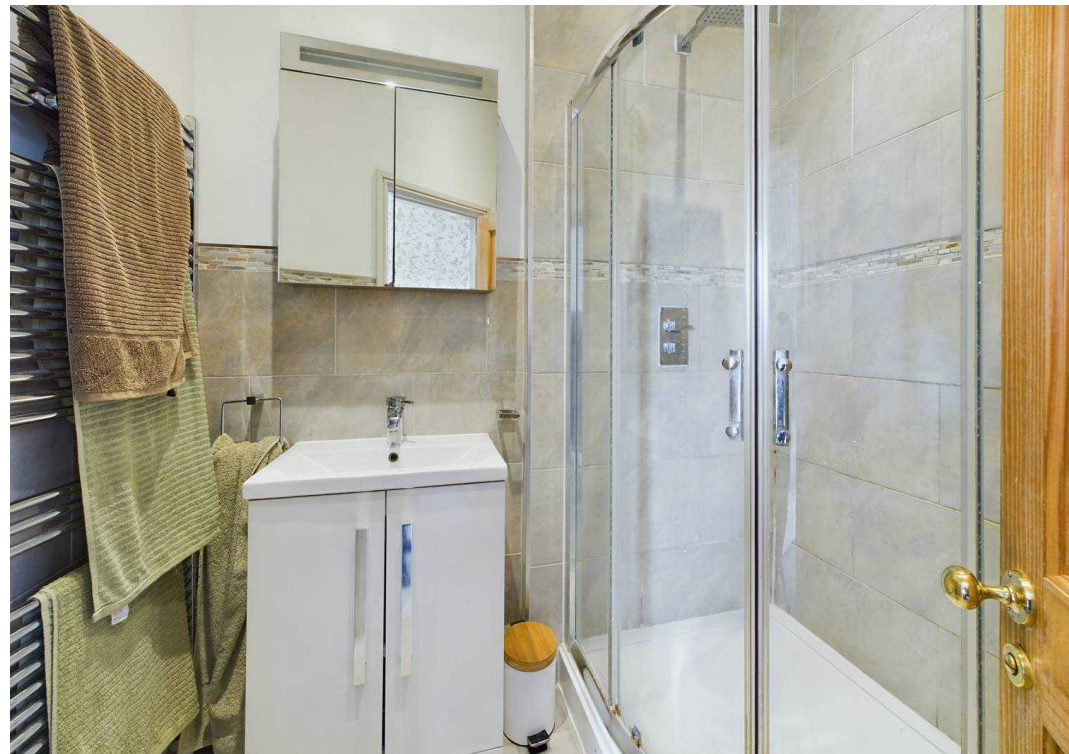
Outside, to the front it a traditional front walled garden with path leading up to the front entrance door. A paved driveway leads up to the brick built garage.

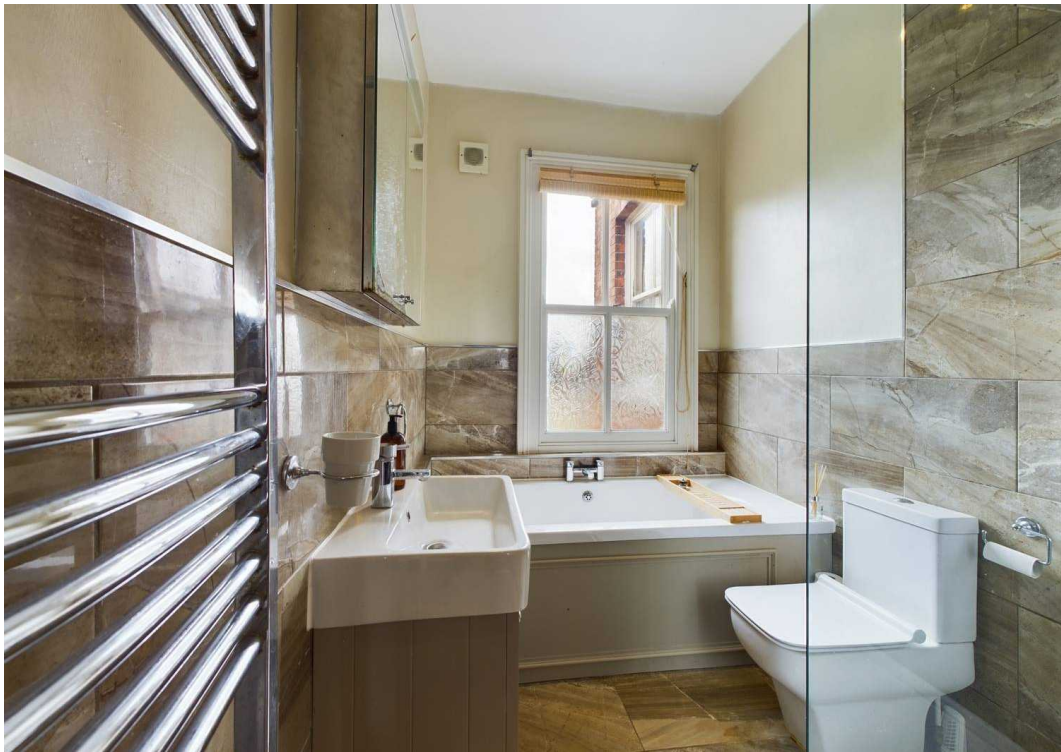
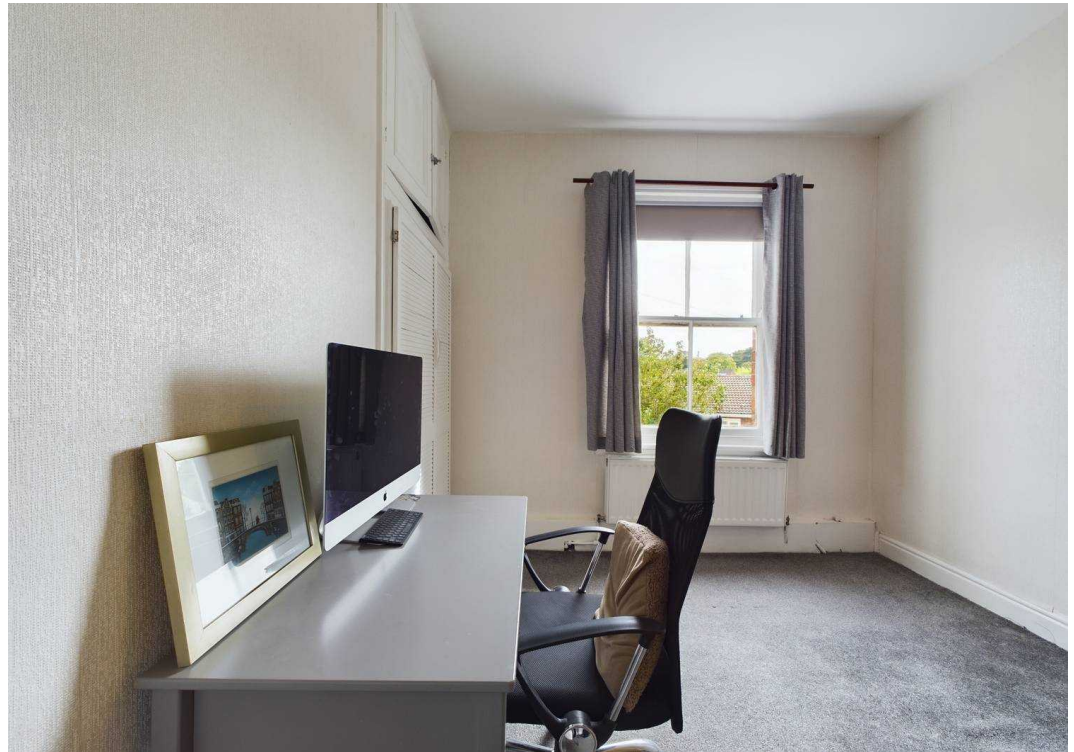
To the rear is a private, lawned garden with generous paved patio area, perfect dining alfresco and soaking up the sunshine.

Viewing is essential to truly appreciate this charming home.



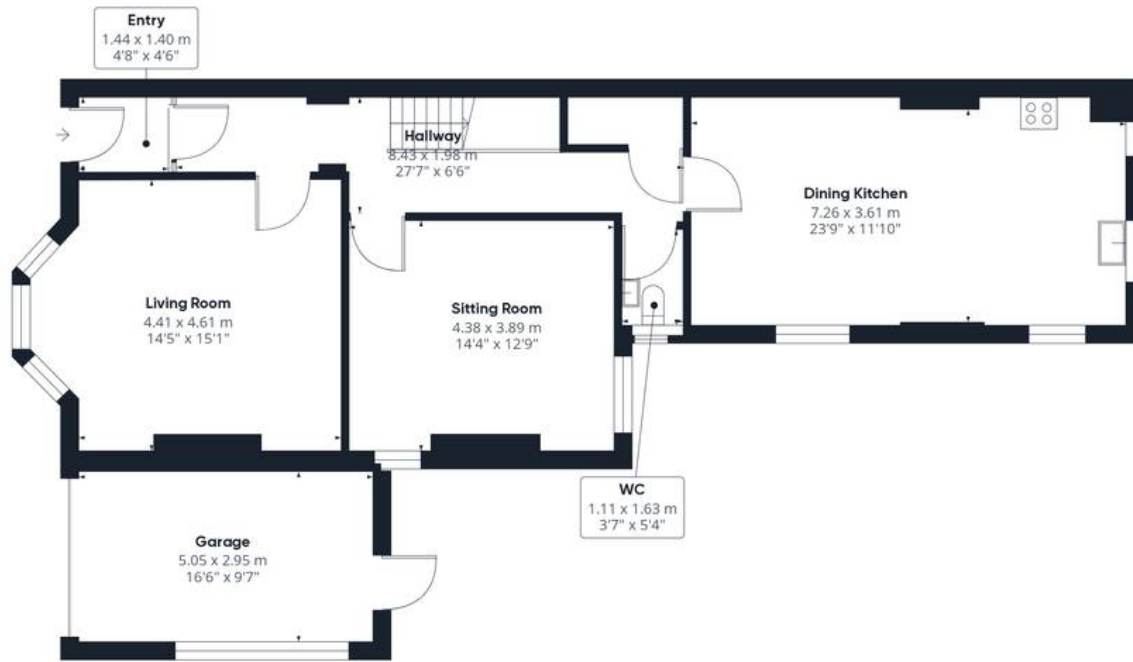




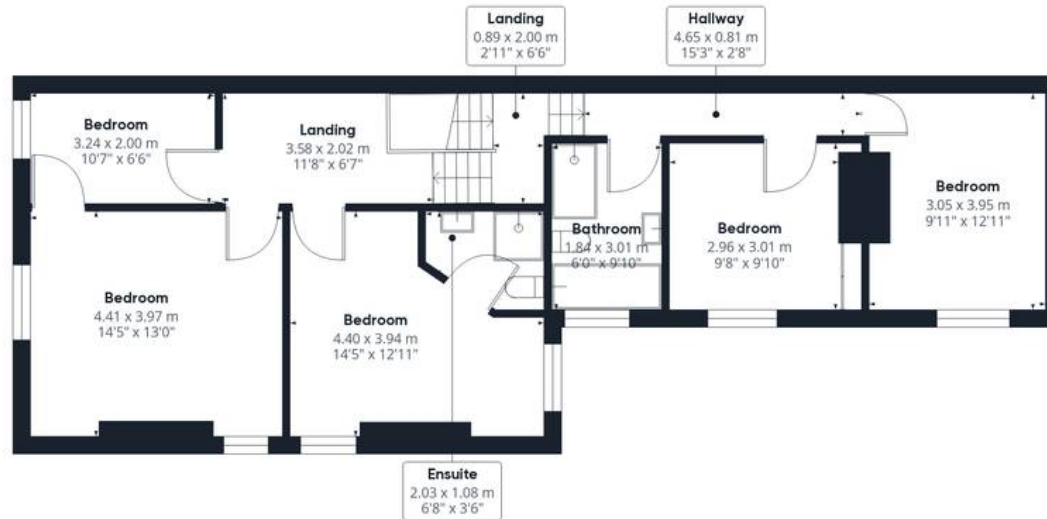








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

181.32 m<sup>2</sup>

1951.71 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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