



Westbourne Road, Selby, YO8 9BZ

In Excess of **£200,000**



Westbourne Road

Selby, YO8 9BZ

- No Onward Chain
- Semi-Detached Bungalow
- 63 Sq. M./ 685 Sq. Ft.
- West Facing Rear Garden
- Mains Electricity. Mains Gas Central Heating.
- Mains Water Supply. Mains Sewerage
- Brick Built Construction
- Freehold
- EPC Rating 'D'
- Council Tax Band 'C'



JP Harll are pleased to welcome this attractive 2/3 bed bungalow offered for sale with no onward chain. Located in a very popular and convenient spot ideal for walking into Selby Town and with easy reach of Brayton Village too.

Entering through the side door, and into the kitchen which is a good size and with dual aspect windows for maximum light with ample cupboard storage and work surface space enough for the keenest of cooks. There is a gas hob and built in oven with spaces for fridge/freezer and washing machine.

From the kitchen is what previously was the third bedroom but now used as a dining room to provide space for table and chairs.

The lounge is a generous size with large window and feature round window. There is also a decorative fireplace to create a focal point within the room.

There is an inner hallway off the lounge with doors leading to the larger double main bedroom, modern shower room and second bedroom.

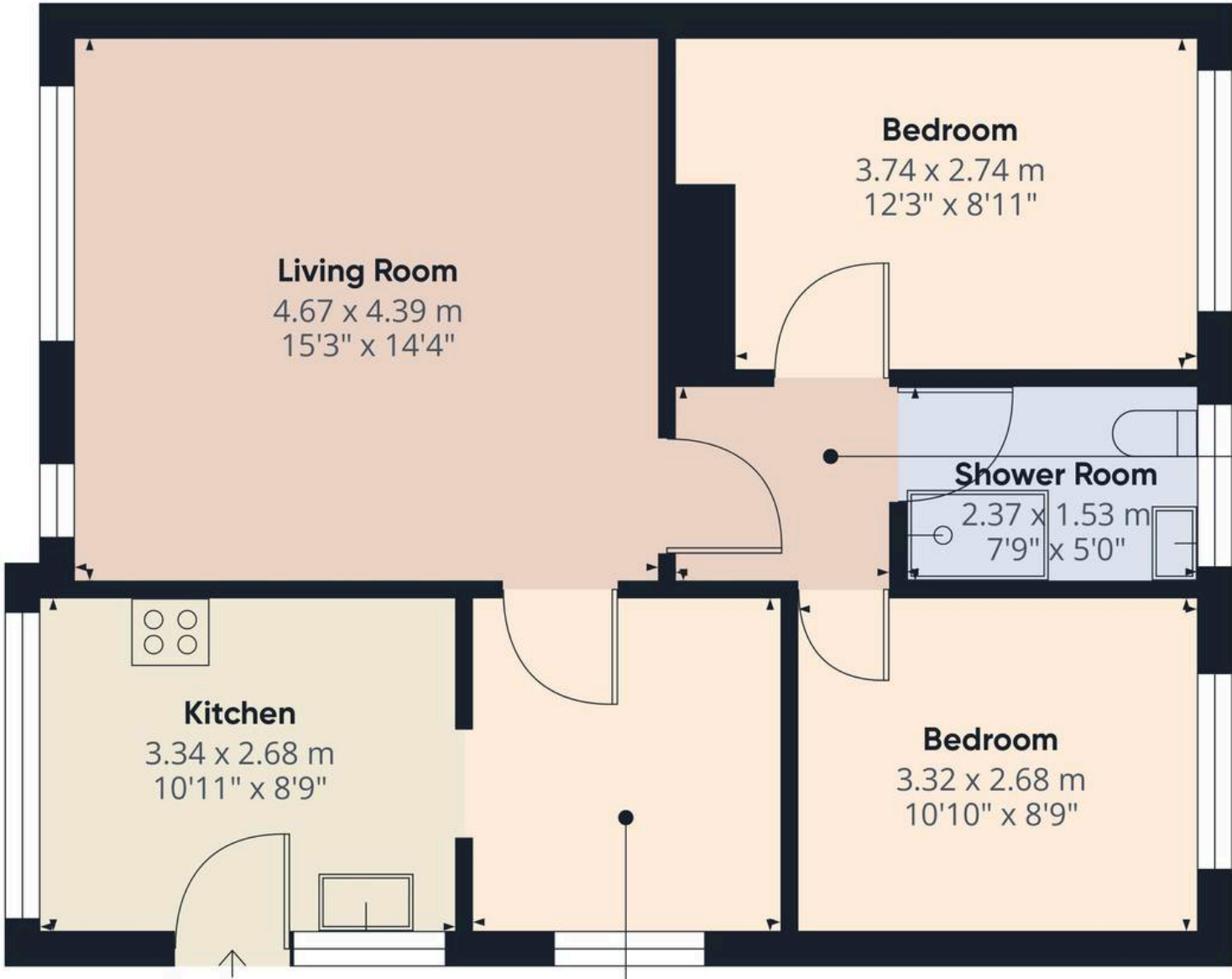
Outside to the front is a lawned garden with tandem driveway perfectly able to accommodate two cars in tandem. There is also a garage.

To the rear is an enclosed garden which is mainly laid to lawn with paved patio area.

We expect this bungalow to be popular so early viewing is recommended.







Hallway
1.75 x 1.58 m
5'9" x 5'2"

Shower Room
2.37 x 1.53 m
7'9" x 5'0"

Living Room
4.67 x 4.39 m
15'3" x 14'4"

Kitchen
3.34 x 2.68 m
10'11" x 8'9"

Bedroom
3.32 x 2.68 m
10'10" x 8'9"

Bedroom
3.74 x 2.74 m
12'3" x 8'11"

Dining Room/Bedroom 3
2.45 x 2.69 m
8'0" x 8'9"

Approximate total area⁽¹⁾
63.69 m²
685.55 ft²

(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.



JP Harll

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