



West Lane, Burn, YO8 8LR

Guide Price **£400,000**



West Lane, Burn

Selby, YO8 8LR

- No Onward Chain
- Detached Three Bed Bungalow
- Attractively Presented Throughout
- Good Size Mature Rear Garden
- 95 Sq. M./ 1022 Sq. Ft.
- Mains Electricity. Gas Central Heating.
- Mains Water Supply. Mains Drainage.
- Brick Built Construction.
- EPC Rating 'D'
- Council Tax Band 'D'



No Onward Chain.

Nestled within the popular Village of Burn, this immaculate three-bedroom detached bungalow stands as a testament to stylish and functional living. Boasting generous interior space that is tastefully presented throughout, this property offers an ideal blend of comfort and convenience.

Upon entering, the entrance hallway leads to a spacious lounge and dining room bathed in natural light provided by dual aspect windows to front and rear. There is an attractive feature fireplace in the lounge.

The modern white fitted kitchen features plenty of storage cupboards and worksurface space ensuring even the keenest of cooks has space to unleash a culinary storm.

The Kitchen is semi-open place into the conservatory with double doors leading onto the patio area and large garden beyond.

There are three bedrooms – two of which are doubles with the third smaller bedroom a perfect single bedroom or office space.

The recently fitted, fully tiled shower room features attractive walk in shower, built in toilet and sink.

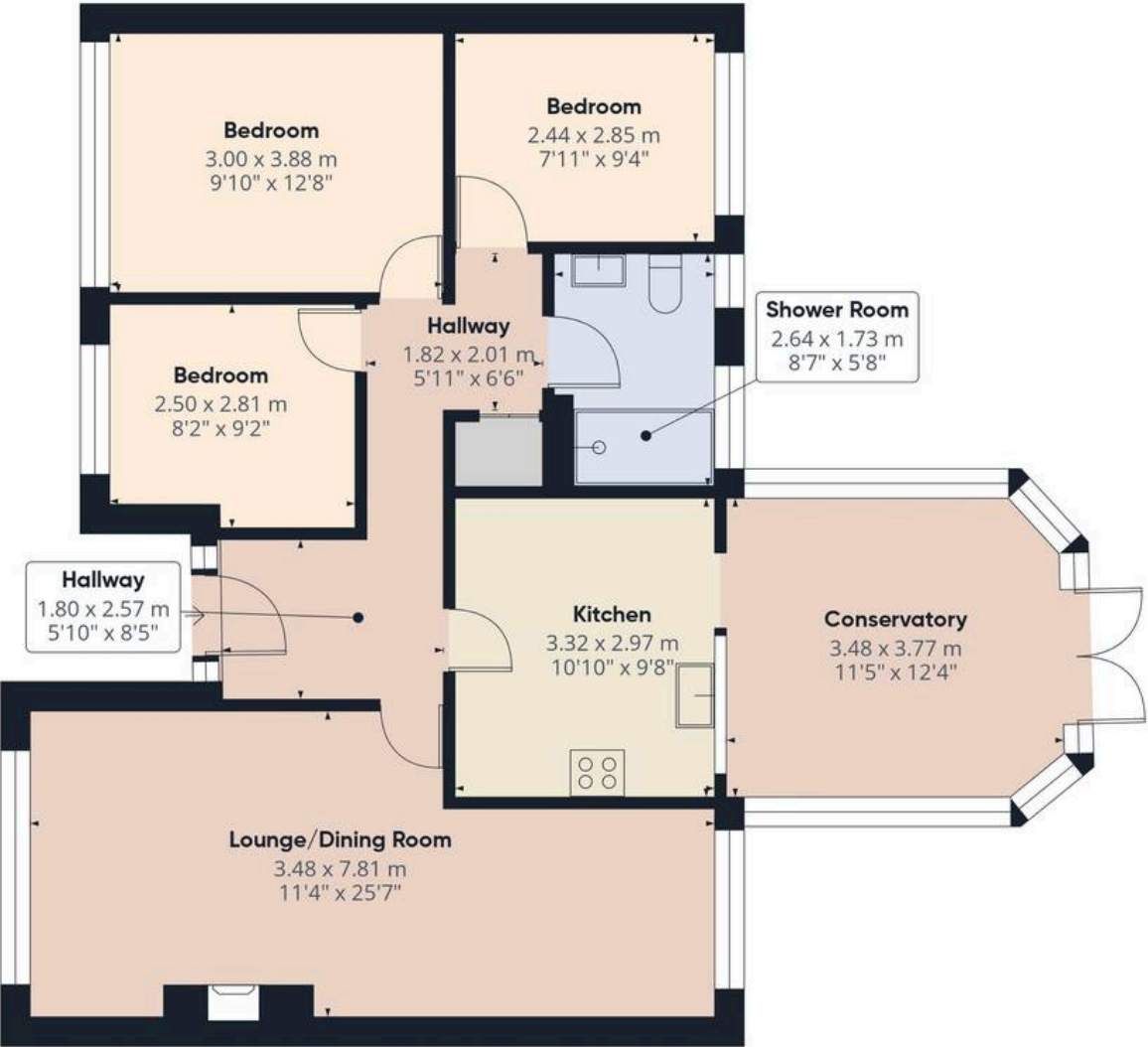
The attractive rear garden, complete with mature plants and shrubs, offers a secluded outdoor space ideal for relaxation or entertaining. The surrounding greenery lends a sense of calm and privacy, creating a tranquil retreat within the comfort of one's own home.

In conclusion, this three-bedroom detached bungalow represents an exceptional offering for those in search of a harmonious blend of comfort, style, and practicality. With its charming façade, well-appointed interiors, and mature garden, this property is an inviting sanctuary awaiting its new owners.

Early viewing very highly recommended.







Approximate total area⁽¹⁾

105 m²

1130 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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