



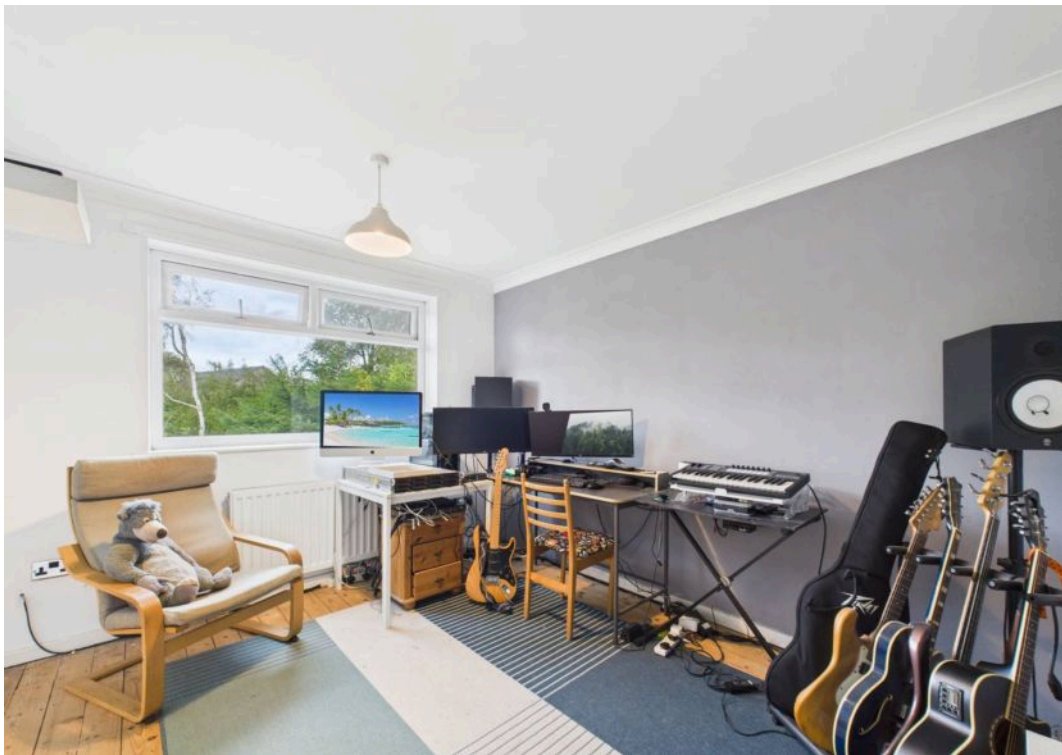
Westbourne Gardens, Selby - YO8 9TY
£220,000



Westbourne Gardens

Selby, YO8 9TY

- Three Bed End Of Terrace House
- North East Facing Rear Garden
- 81 Sq. M/ 882 Sq. Ft.
- FREEHOLD
- Mains Gas Central Heating. Mains Electricity.
- Mains Water. Mains Sewerage.
- Broadband: FTTC. Mobile 4G
- Brick Built Construction
- EPC Rating 'C' (70)
- Council Tax Band 'A'





Welcome to this well presented, 3-bedroom end-terraced house, perfectly situated in this most sought after part of Selby within close proximity Selby Town centre.

Stepping inside this home on the ground floor you will be greeted by a generous lounge with feature fireplace and windows to front and rear to allow plenty of light in.

The dining kitchen provides space for dining, entertaining and cooking and the striking kitchen provides ample work surface and cupboard space to allow even the keenest of chefs to cook up a storm. There is a side door out from the dining area of the kitchen to the side of the property with access to the rear garden.

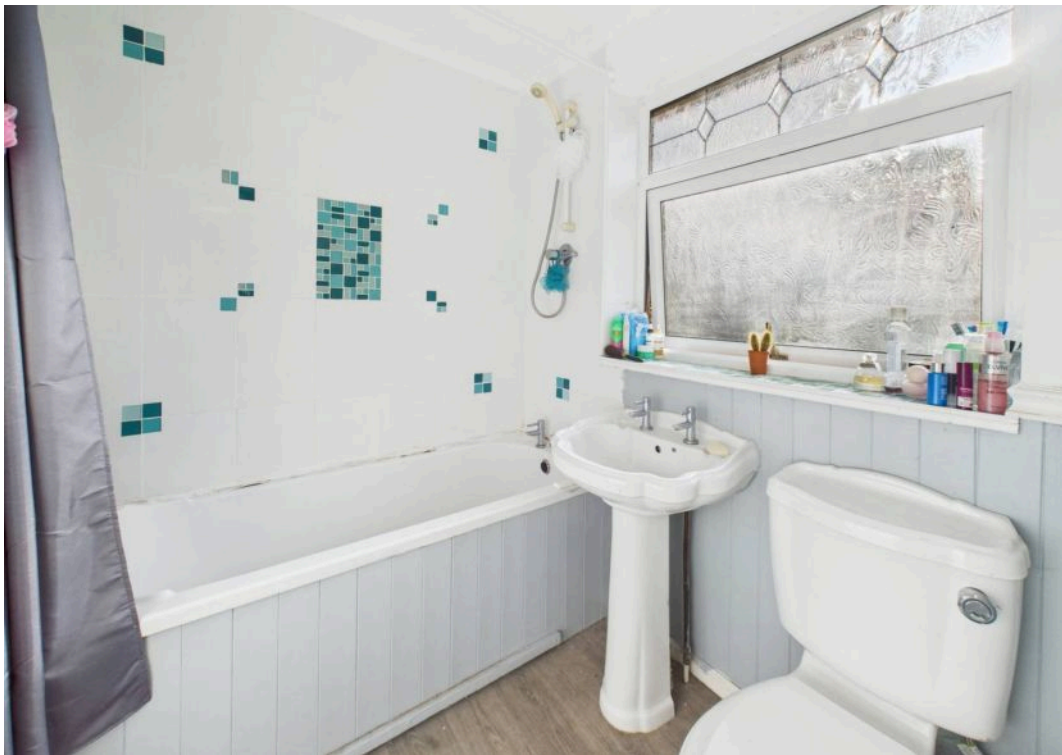
Upstairs on the first floor are the three bedrooms, two of which are doubles and a third single bedroom which would make a perfect office or nursery.

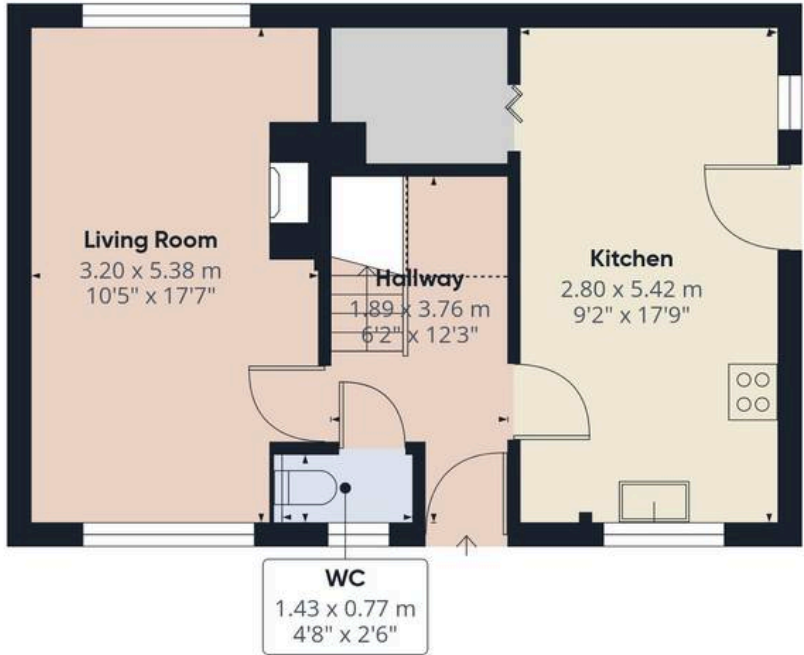
Externally to the rear is low maintenance garden mainly laid to lawn with attractive patio area perfect for those Summer days.

Viewing is highly recommended.

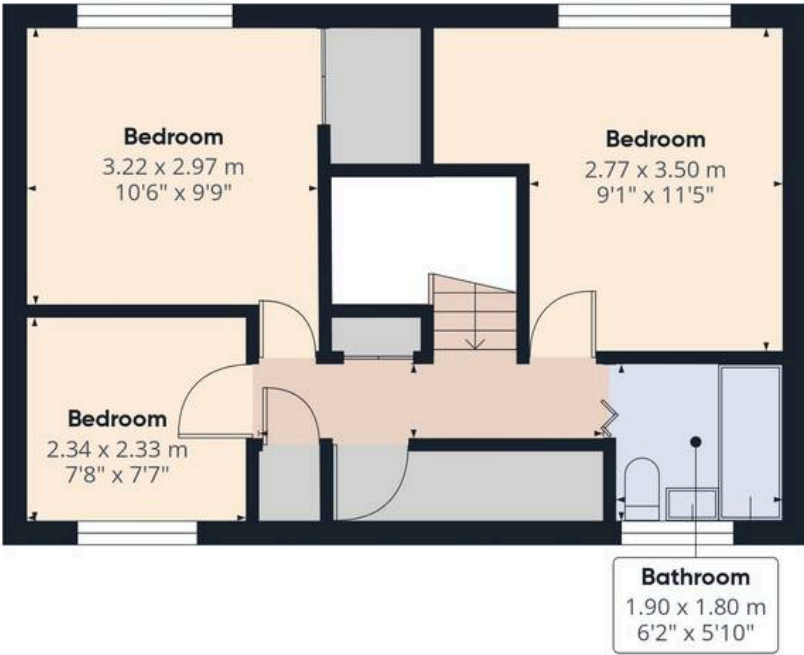
Note:

- The boiler was installed July 2018





Ground Floor



Floor 1

Approximate total area⁽¹⁾

81.8 m²
882 ft²

Reduced headroom

1 m²
11 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360



JP Harll

J P Harll Estate Agents, 24 Finkle Street - YO8 4DS

01757 709955

sales@jpharll.co.uk

www.jpharll.co.uk/