



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

21 Westbourne Gardens, Selby, YO8 9TY

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# 21 Westbourne Gardens, Selby, YO8 9TY

## Asking Price £235,000

### DESCRIPTION

Hunters (Selby) are delighted to offer for sale this well presented three bedroom semi-detached home situated within walking distance of Selby town Centre. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, downstairs cloakroom/w.c, lounge, kitchen/dining room and utility room to the ground floor. To the first floor are three bedrooms, storage cupboard and a family bathroom. To the front of the property there is a footpath leading down the side of the house with two stores along with a garden laid to lawn. To the rear of the property there is a low maintenance garden with patio area and fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby, seven days a week to book a viewing.

### LOCATION

The ancient town of Selby was originally settled during the Roman period, and since then has built a rich and varied history, from battles to the birth of King Henry I. It is constantly expanding, with many residential and commercial developments around the edges of the town, as well as housing redevelopments on the river front. The amenities of the town are comprehensive, including 4 supermarkets, a hospital, several good schools at primary and secondary level, many pubs and restaurants, along with a bustling high street with its selection of shops. The town is also home to the beautiful Selby Abbey, founded in 1069. Another strong point of Selby is its excellent transport links, with bus links to all of the surrounding towns and cities and direct rail routes to London, Leeds, Manchester and York.

### DIRECTIONS

From Selby town Centre turn left at the traffic lights at the end of Gowthorpe, onto Brook Street, go over the roundabout, turn left onto Westbourne Road. Turn left onto Westbourne Gardens where the property can be identified by our Hunters For Sale Board.

### Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; A

EPC Rating : C

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Approximate Area = 932 sq ft / 86.5 sq m  
Outbuildings = 8 sq ft / 0.7 sq m  
Total = 940 sq ft / 87.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2025. Produced for Hunters Property Group. REF: 1293173



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>88</b> | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            | <b>70</b>               |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |







