



7 Westbourne Grove, Selby

Offers Around £375,000

- Period Home
- Impressive Sitting Room
- En-Suite to Bedroom 1
- EER 57 (D)
- Significantly Improved & Beautifully Modernised
- Snug/Second Sitting Room
- Parking Space
- Open Plan Living Kitchen
- 5 Bedrooms
- Lawned Garden, Outbuildings

An extensive period Victorian family home, extending to over 1,900 sq. ft. with sizable outdoor space and crucial off street parking.

7 Westbourne Grove was purchased by the present owners as a tired Victorian property back in 2007. Since then, they have carried out a comprehensive programme of renovation works, which has seen the house significantly improved, the kitchen area reconfigured and beautifully modernised throughout. The main focus on the interior works was to deliver a modern yet sympathetic design to complement the age of the property by retaining a number of original features. The nature of most Victorian properties is the extensive accommodation and the more traditional reception rooms laid out on the ground floor.

One of the most crucial remedial works the client completed was the removal of the internal wall between the former kitchen and dining room towards the rear of the property. By taking down the wall and supporting by an RSJ, this room becomes a generous open plan living kitchen area with access to the side and rear outdoor space. Importantly, many original features have been retained including the deep architrave, skirting boards and some flooring to the ground floor.

The property welcomes you through a front entrance porch with a secondary door leading into the ground floor hall. The hall provides access to all three rooms and a staircase to the first floor accommodation. The first room on the right is an impressive main sitting room, complemented by a traditional bay fronted window and a stunning fireplace located centrally within the room. There is sufficient space to accommodate appropriate lounge furniture.

Positioned centrally within the ground floor is a second sitting room, also referred to as the snug and is the near perfect size. Just like the main sitting room, the high ceiling provides a real sense of space, balanced perfectly with a spacious yet cosy room.

Towards the rear of the property is the open plan living kitchen area, showcasing a modern shaker style kitchen with white quartz work surfaces over. there is a breakfast bar and the kitchen comes equipped with a number of integral appliances. The present owners currently occupy part of the space with dining room furniture, although this area can be used as another open sitting area depending on the individuals requirements. The ground floor accommodation is completed by cloakroom wc and understairs cupboard/storage.

To the first floor, one of many quirks of the property is the split level landing, providing access for three bedrooms to the front elevation and two further bedrooms and house bathroom to the rear. There are five bedrooms in total, all well-proportioned in size and benefitting from a central heating radiator.

There is an en-suite to the principal bedroom and beautiful house bathroom with underfloor heating. The bathroom has been completed to a high specification and comprises a panelled bath with shower attachment, vanity hand wash basin and low flush wc. Unique to the majority of the competition houses within the area, this property has five bedrooms, four of which are double, and this is undoubtedly one of the main selling features of the property.

Externally, the property will be found along Westbourne Grove, a popular and highly desirable residential area yet within 10 minutes walking distance to the town centre. The property occupies a deceptively sizable plot, with the benefit of one parking space to the front and good sized side and rear garden space. There is a landscaped area adjacent to the car parking space with further scope and potential to extend another parking space subject to approval.

The outdoor space to the side is predominantly laid to lawn with enclosed boundaries and a number of outbuildings to the rear. There is a former coal shed providing useful storage and a secondary outbuilding. Adjacent to the property on the right hand side is a single attached garage.

The property represents a wonderful opportunity to acquire this extensive family home, with many beautiful and period features yet with the right balance of modern day living. Properties of this size and nature, within such close proximity to Selby, are very few and far between and the sale of 7 Westbourne Grove provides one of those increasingly rare opportunities. The property is crucially offered for sale with no onward chain and all viewings are strongly recommended.

EER- 57 (D)

Tenure - Freehold

Council Tax - North Yorkshire Council - Band C

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.





Westbourne Grove, Selby, YO8 9DG

Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 962 SQ FT / 89.36 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 967 SQ FT / 89.87 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1929 SQ FT / 179.23 SQ M - (Excluding Garage & Outbuildings)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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