



West Park, Selby £200,000

A well proportioned semi-detached bungalow with impressive rear garden and detached single garage.



The property welcomes you through a uPVC side door into the kitchen area which enjoys a range of wall and base white gloss units with oak effect laminate work surfaces over. There is a range of built in appliances including cooking facilities and integrated dishwasher, along with recess space and plumbing for laundry facilities. The kitchen is complemented by natural light passing through a double glazed window to the front and side elevation. There is a separate storage cupboard, also housing the gas central heating boiler.

Positioned to the front of the property is a generously sized lounge, focused around an impressive fireplace with gas fire. There is ample space to facilitate appropriate lounge furniture, in addition to a double glazed window to the front, and central heating radiator.



Two double bedrooms will be found towards the rear of the property, both enjoying pleasant views over the rear garden. Bedroom one is the larger of the two and benefits from a range of built in wardrobes along the side elevation. Bedroom two is currently occupied as a dining room by the present owner and has been used as a garden room with a single uPVC door added to the rear for access.

The internal accommodation is completed by a modern house bathroom, comprising a bath with shower attachment over, low flush wc and floating hand wash basin. There is surrounding tiling, along with recessed spotlights and a frosted double glazed window.



Externally, the property will be found along West Park, a popular and pleasant location, adjoining a number of similar house types. To the front, there is a gravelled driveway providing off street parking for a motor vehicle. Adjacent to the driveway is also a gravelled, low maintenance style front garden, enclosed to the front and side by brick boundaries. There is a possibility to extend the driveway beyond the gate, subject to requirements.

A concrete detached single garage will be found to the rear, accessed to the front via a manual up and over door with power and lighting connections available inside.

The rear garden is undoubtedly one of the main selling features and has been something the current owners have taken great pride in maintaining over the years. Enjoying a south facing position, the garden is deceptively spacious, with an extended patio area, perfect for outdoor dining and relaxing. The boundaries are fully enclosed to all three sides by fenced boundaries.



The garden has been landscaped and well maintained for many years with areas throughout the garden to enjoy the sunshine throughout the day.

The property is connected to all mains services. The present owners installed a brand new gas combination boiler in August 2022 and replaced the kitchen and bathroom in 2011.

The property represents a great opportunity to acquire this much-loved bungalow, in excellent condition and with a generous private rear garden. All viewings are strongly recommended and strictly by appointment only.



Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600* Mbps download speed

EPC Rating: TBC

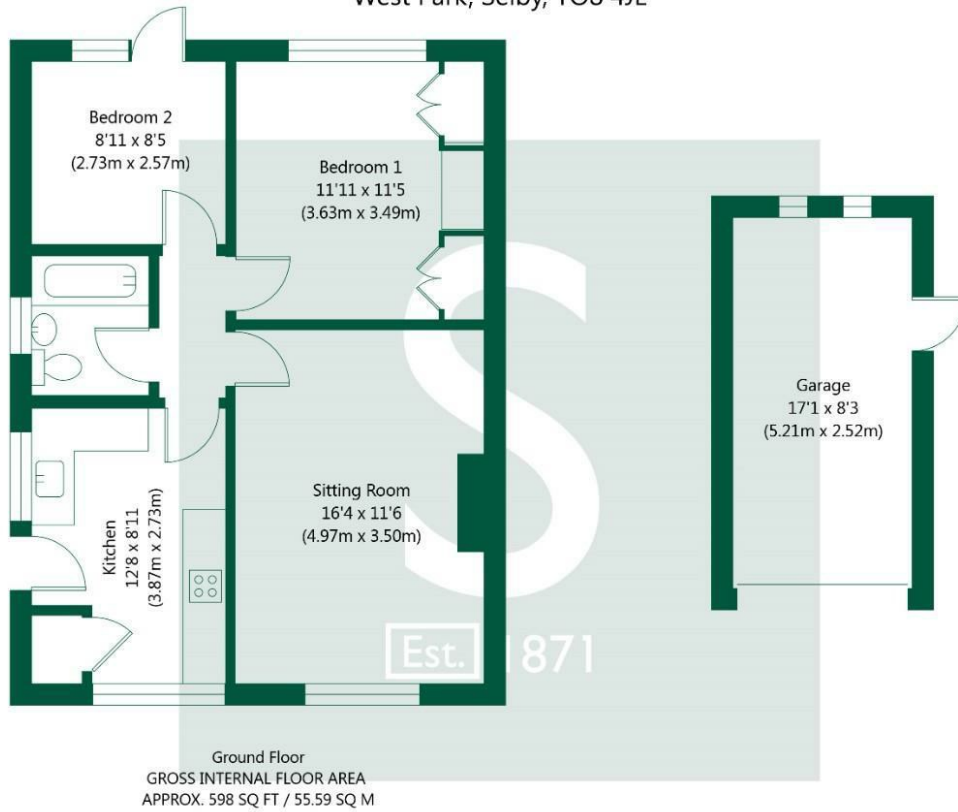
Council Tax: North Yorkshire Council Band B

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.

West Park, Selby, YO8 4JL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 598 SQ FT / 55.59 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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