

Westbourne Road, Selby YO8 9XD



welcome to

Westbourne Road, Selby

A great opportunity to to purchase a fantastic three bedroom semi detached home located in Selby, benefitting from many local amenities!













Entrance Porch

Door to the front, wood grain effect flooring and a radiator.

W/ C

Low level W/C, wash hand basin, radiator and tiled walls.

Lounge

11' 9" plus recess x 12' 9" plus recess (3.58m plus recess x 3.89m plus recess) Window to the front, wood grain effect flooring, electric fire and a radiator.

Dining Room

7' 5" max x 12' 3" max (2.26m max x 3.73m max) French style doors to the rear, wood grain effect flooring and a radiator.

Kitchen

8' 9" max x 12' 3" max (2.67m max x 3.73m max) Fitted kitchen with a range of wall and base units, integrated oven, electric hob, extractor hood, sink drainer, plumbing for an automatic washing machine, window to the rear and door to the side.

Landing

Window to the side, radiator and access to the loft.

Bedroom 1

9' 2" max x 9' 9" max (2.79m max x 2.97m max) Window to the rear, built in wardrobe, built in cupboard and a radiator.

Bedroom 2 6' 2" x 8' 7" (1.88m x 2.62m) Window to the front and a radiator.

Bedroom 3 10' 3" max x 12' max (3.12m max x 3.66m max) Window to the front, built in wardrobe and a radiator.

Bathroom Bathroom with bath, low level W/C, wash hand basin,





radiator, extractor fan, tiled walls and window to the rear.

Front Garden Rear Garden Garage

 $8'\,9''\,x\,15'\,9''$ ($2.67m\,x\,4.80m$) Detached garage with up and over door, power and light points and a door to the side.

welcome to

Westbourne Road, Selby

- Three Bedrooms
- Semi Detached Home
- Popular Location
- Garage
- Close to Amenities

Tenure: Freehold EPC Rating: D

£210,000





view this property online williamhbrown.co.uk/Property/SEL107941



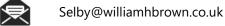
Property Ref: SEL107941 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



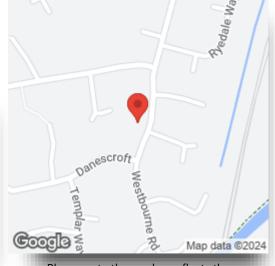
01757 210040



52 Gowthorpe, SELBY, North Yorkshire, YO8 4FT



williamhbrown.co.uk



Please note the marker reflects the postcode not the actual property