



78 Westbourne Road

Selby
YO8 9DA

Offers in the region of £175,000

2 Bed Bungalow - Semi Detached



- SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- DETACHED GARAGE
- OPEN ASPECT TO THE REAR OVERLOOKING AN OPEN FIELD
- SOUGHT AFTER RESIDENTIAL LOCATION
- NO ONWARD CHAIN

 Elmhirst
Parker
Estate Agents & Solicitors





Welcome to this charming bungalow located in the sought after residential area of Westbourne Road in Selby. This delightful property boasts a lovely open aspect over a field to the rear, providing a peaceful and serene atmosphere. The property features a cosy reception room, kitchen and two comfortable bedrooms. With the advantage of no chain, the property is ready and waiting for its new owners to move in and make it their own.

UPVC side entrance door leading into:-

Kitchen
3.64m x 2.39m (11'11" x 7'10")
Having a range of oak effect units. Complimentary work surfaces incorporating a stainless steel sink. Space for an electric cooker with extractor over. Space for an undercounter fridge/freezer. Wall mounted central heating boiler. With windows to the front and side elevations.

Living Room
4.39m x 3.47m (14'5" x 11'5")
Having a UPVC window and door to the front elevation and a radiator. Chimney breast with gas fire.

Inner hallway

Bedroom 1
2.60m x 3.37m (8'6" x 11'1")
Having a window to the rear elevation and a radiator.

Bedroom 2
3.46m x 2.49m (11'4" x 8'2")
Having french doors into the rear garden and a radiator. Storage cupboard housing hot water tank.

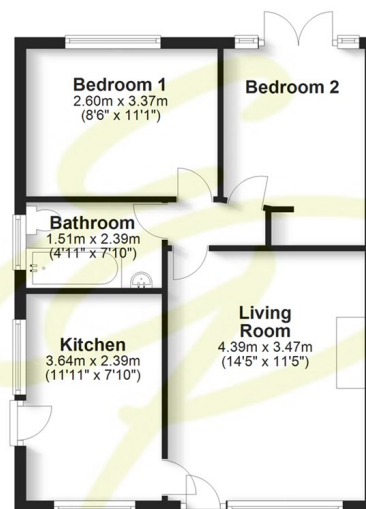
Bathroom
2.39m x 1.51m (7'10" x 4'11")
Having a three piece suite comprising panelled bath with electric shower over, wash hand basin and WC. With a window to the side elevation and a radiator.

Outside
To the front is a low maintenance garden with a circular gravelled area and flower beds. A block paved drive leads to the rear and the single detached garage. The rear garden is split level and laid to lawn with shrubs and a paved patio area. The garage and summerhouse have an electricity supply. Open aspect overlooking an open field.

Utilities
Mains Electric
Mains Gas
Mains Water (metered) Mains Sewerage
Mobile 4G
Broadband FTTP (Ultrafast)

Note
The sale of this property is subject to a grant of probate.

Ground Floor
Approx. 47.4 sq. metres (510.0 sq. feet)



Total area: approx. 47.4 sq. metres (510.0 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Plan produced using PlanUp.

78 Westbourne Road, SELBY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

T: 01757 293620

E: eproperty@elmhirstparker.com

W: epestategents.com

13 Finkle Street Selby
North Yorkshire
YO8 4DT

