



# 30 Westbourne Road

Selby  
YO8 9DA

Offers in the region of  
£250,000



- LINK DETACHED BUNGALOW
- THREE BEDROOMS
- GOOD SIZED LIVING ROOM
- SOUGHT AFTER RESIDENTIAL AREA
- WITHIN EASY REACH OF TOWN CENTRE AND CLOSE TO A BUS ROUTE
- GARDENS TO FRONT AND REAR
- MODERNISATION REQUIRED
- NO CHAIN







Nestled on Westbourne Road in the charming town of Selby, this delightful link detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. Boasting three well-proportioned bedrooms and a good sized living room, this property is ideal for families or individuals looking for extra space. Although the property requires modernisation, there is potential for you to personalise the space to your taste. One of the standout features of this bungalow is its prime location. Situated close to the town centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities. Additionally, the property is also conveniently located near a bus route. This bungalow is offered with no chain.

Side entrance door into:-

#### Kitchen

4.15m x 2.77m (13'7" x 9'1")

Having a range of base and wall units. Plumbing for a washing machine and space for a tall fridge/freezer. With a window and a door to the side elevation and a radiator.

#### Living Room

5.72m x 3.40m (18'9" x 11'2")

Having a fireplace housing a gas fire. With a window to the front elevation and a radiator. Door to:-

#### Inner Lobby

Having a built in cupboard housing the boiler. With a window to the front elevation and a radiator.

#### Bathroom

2.47m x 1.73m (8'1" x 5'8")

Having a white suite comprising panelled bath with electric shower over, wash hand basin and a wc. With a window to the side elevation and a heated towel rail.

#### Bedroom 1

3.84m x 3.42m (12'7" x 11'3")

Being of a double size and having built in wardrobes. With patio doors to the rear elevation and a radiator.

#### Bedroom 2

3.38m x 2.77m (11'1" x 9'1")

Having a window to the rear elevation and a radiator.





### Bedroom 3

2.77m x 2.58m (9'1" x 8'5")

Having a window to the side elevation and a radiator.

### Garage

5.2m x 2.64m (17'0" x 8'7")

A single link detached garage with an up and over door and power connected. Personal door to the rear garden.

### Potting shed

2.31m x 2.64m (7'7" x 8'8")

With a door into the garden and a window to the rear elevation.

### Outside

The front garden is laid mainly to lawn with a brick wall boundary and a tarmac drive to the side. The rear garden is again laid mainly to lawn with a paved area.

### Utilities

Mains Electric

Mains Gas

Mains Water (Not Metered)

Mains Sewerage

Mobile\* 4G

Broadband\* FTTP (Ultrafast)

\*Mobile and broadband information is taken from the OFCOM website but there can be local variations so these should be considered as a guide only. If this is particularly important to you, we recommend you also make your own enquiries.





## Ground Floor

Approx. 72.0 sq. metres (775.5 sq. feet)



Total area: approx. 72.0 sq. metres (775.5 sq. feet)

AREA EXCLUDES GARAGE AND OUTBUILDINGS

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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