



## Westfield Avenue

Selby, YO8 9DJ

Offers Over £195,000



\*\* CHAIN FREE - ORIGINALLY £220,000 - NOW REDUCED TO OFFERS OVER £195,000\*\* 'Vinewood House' - a period inner terrace property of excellent proportions. 3 bedrooms, first floor bathroom, sun room and garage for storage.

The property briefly comprises: front courtyard, inner entrance vestibule, inner hallway with carpet but hiding the original mosaic tiled floor - fabulous!

2 reception rooms, good sized kitchen, cloak room WC, sun room, 3 bedrooms to the first floor and house bathroom.

The property further benefits from a single detached garage at the rear which would be ideal for storage/workshop etc.



## Further property information

Viewing is a must to appreciate all this property has to offer the new owner, all within walking distance from Selby Town Centre and a "stone's throw" from Selby Hospital.

Gas central heating.

Services: Mains drainage, gas, water and electricity.

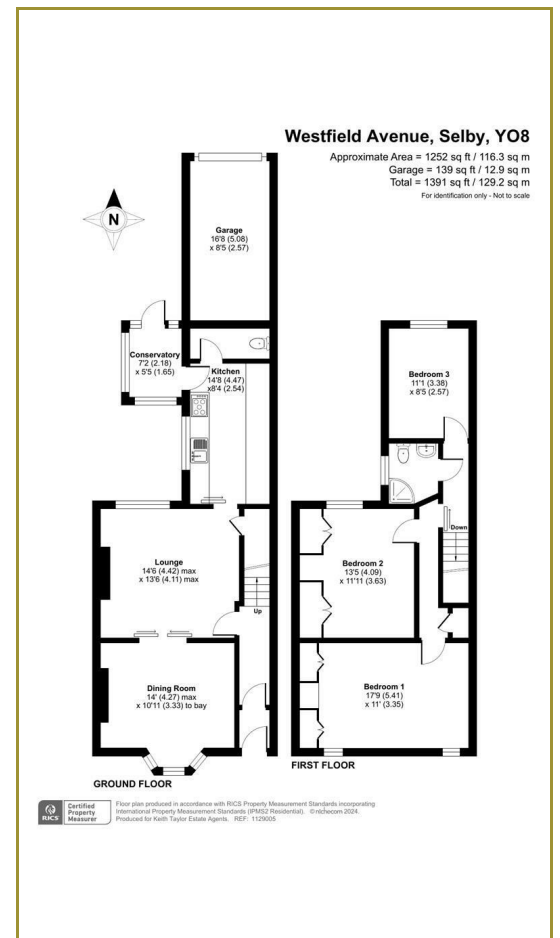
Tenure: Freehold.

Council tax Band B - North Yorkshire County Council

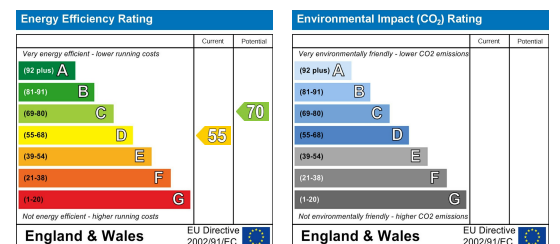
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Keith Taylor

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