



## Westbourne Gardens, Selby

Offers Over £200,000





- Three Bed End Of Terrace House
- North East Facing Rear Garden
- 81 Sq. M/ 882 Sq. Ft.
- FREEHOLD
- Mains Gas Central Heating. Mains Electricity.
- Mains Water. Mains Sewerage.
- Broadband: FTTC. Mobile 4G
- Brick Built Construction
- EPC Rating 'C' (70)
- Council Tax Band 'A'



Welcome to this well presented, 3-bedroom end-terraced house, perfectly situated in this most sought after part of Selby within close proximity Selby Town centre.

Stepping inside this home on the ground floor you will be greeted by a generous lounge with feature fireplace and windows to front and rear to allow plenty of light in.

The dining kitchen provides space for dining, entertaining and cooking and the striking kitchen provides ample work surface and cupboard space to allow even the keenest of chefs to cook up a storm. There is a side door out from the dining area of the kitchen to the side of the property with access to the rear garden.

Upstairs on the first floor are the three bedrooms, two of which are doubles and a third single bedroom which would make a perfect office or nursery.

Externally to the rear is low maintenance garden mainly laid to lawn with attractive patio area perfect for those Summer days.

Viewing is highly recommended.

Note:

- The boiler was installed July 2018

### **Property Information Disclaimer**

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

### **We advise all prospective purchasers to:**

- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

JP Harll accepts no liability for any inaccuracies, errors, or omissions in the information provided, whether arising from third party data, vendor statements or typographical error.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

These particulars, whilst believed to be accurate are set out as a general outline only as 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 their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

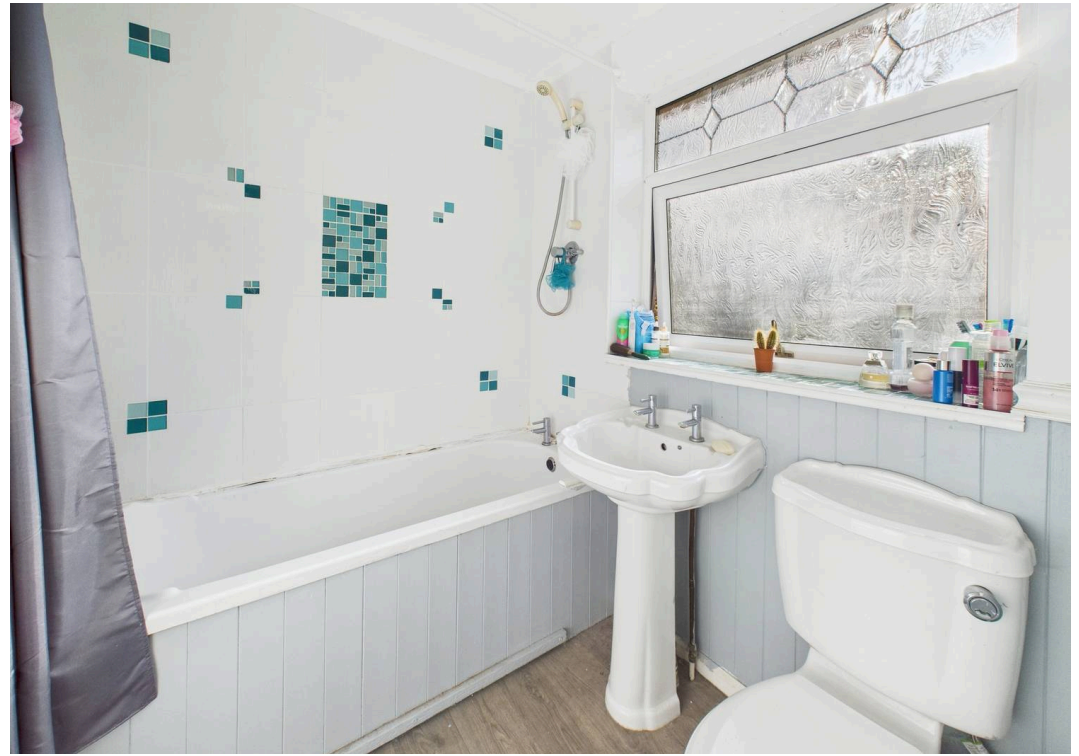
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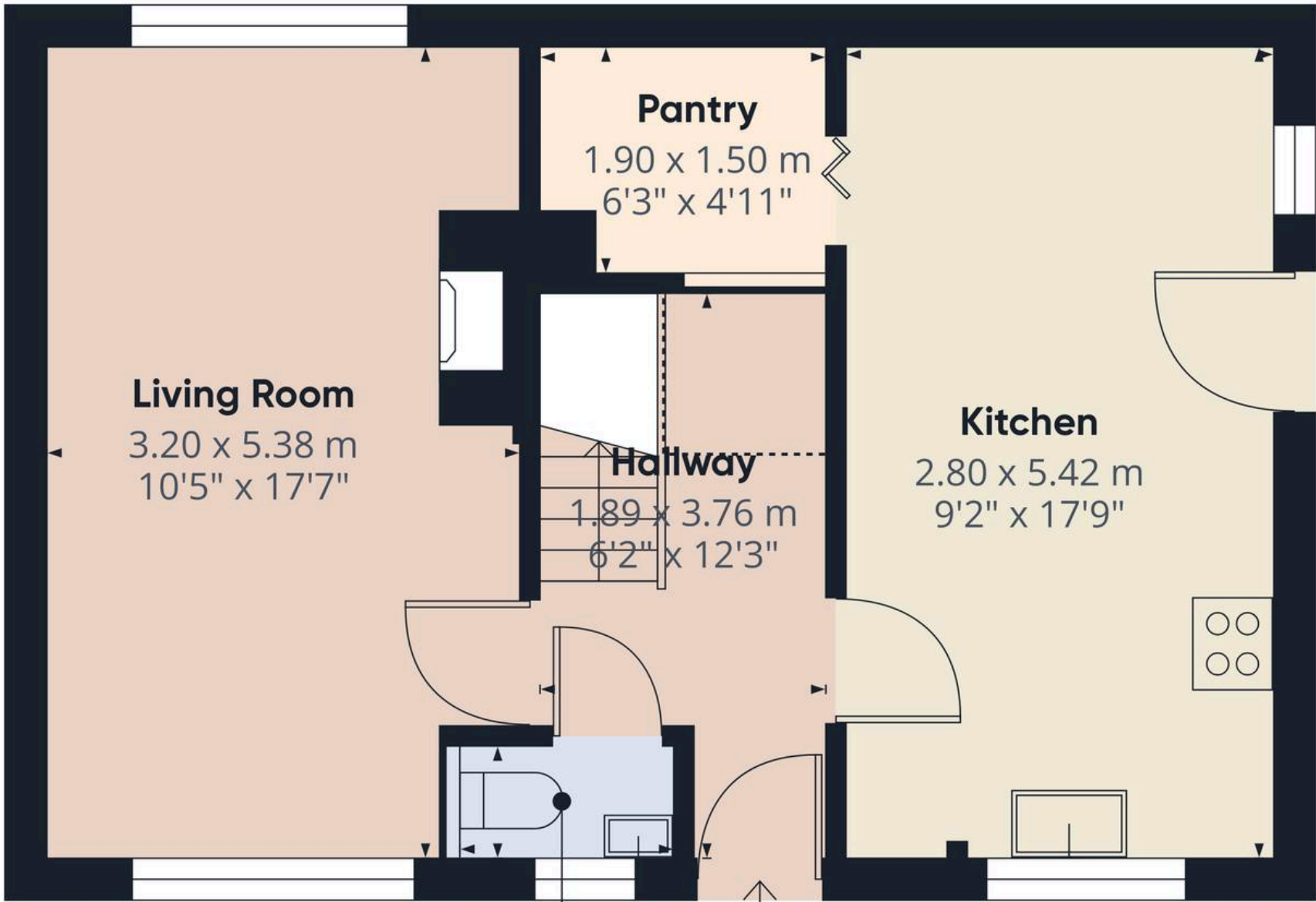
In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955





**Approximate total area<sup>(1)</sup>**

42.3 m<sup>2</sup>  
456 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>  
11 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Ground Floor



## JP Harll

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