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For Sale  
01405 768436

138 Westbourne Road, Selby, YO8 9XD

Asking Price £229,000





# 138 Westbourne Road

Selby, YO8 9XD

- Modern designed and built
- Enclosed garden
- Gas central heating
- Spacious modern kitchen
- Well located for amenities
- Energy efficient property

Located in the sought-after residential area of Westbourne Road, Selby, this charming detached house offers a delightful blend of comfort and modern living. Built in 1995, the property offers modern living standards and has been meticulously maintained by the owners and the tenant that lived there.

The modern decor throughout the home enhances its appeal, creating a bright and inviting environment. The well-proportioned rooms allow for versatile use, catering for family life.

The property has bedrooms, perfect for families or those seeking extra space for guests or a home office. The staircase from the lounge leads you effortlessly to the upper floor, where the bedrooms are located.

The house is set on a desirable corner plot, offering a lovely garden that provides an ideal outdoor space for children to play. The location is particularly advantageous, with easy access to the town centre, making it convenient for shopping, dining, and local amenities.

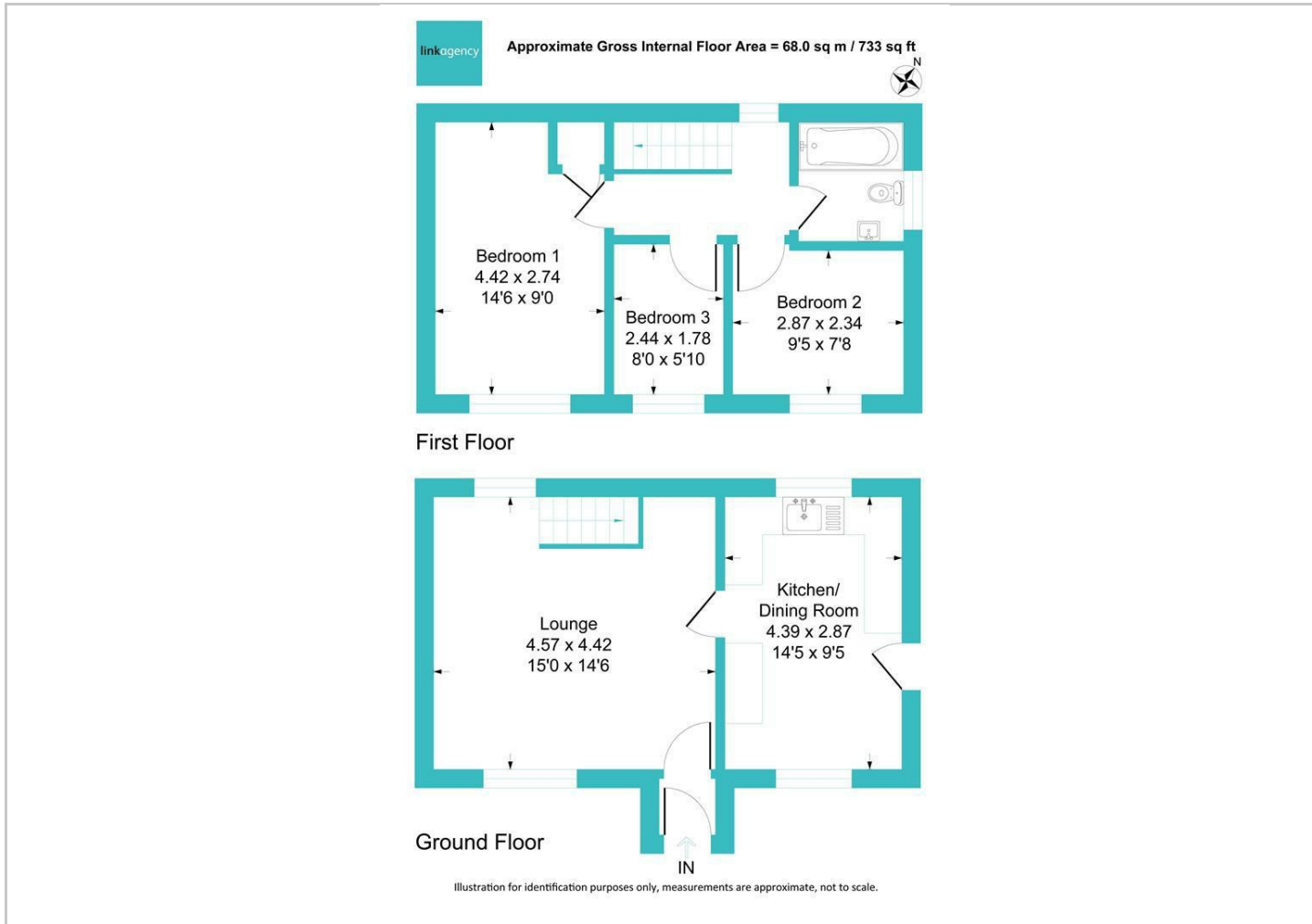
This well-maintained home is a fantastic opportunity for anyone looking to settle in a friendly community while enjoying the benefits of modern living. Whether you are a first-time buyer or seeking a family home, this property is sure to impress.







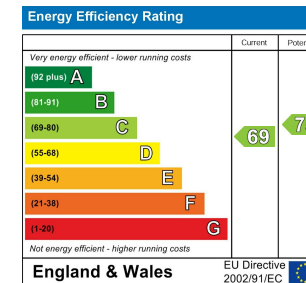
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Link Agency Office on 01405 768401 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.