



Westbourne Road, Selby, YO8 9XD

In Excess of **£270,000**





- Extended Three Bed Detached Family Home
- 103 Sq. M / 1118 Sq. Ft
- Single Detached Garage and Driveway
- Great Corner Plot with South Facing Garden
- FREEHOLD
- Brick Built Construction
- Mains Gas Central Heating. Mains Electricity
- Mains Water Supply. Mains Sewerage
- EPC Rating 'D' (67)
- Council Tax Band 'C'



Welcome to Westbourne Road. A well presented and extended three-bedroom detached family home tucked away down a private driveway sharing with just two other properties.

As you enter spacious property through the front door and through the entrance porch you arrive in the well appointed lounge with large window, feature fireplace and attractive shutters for privacy. The lounge leads into the conservatory for extra living space and from the conservatory you access the South facing rear garden.

The dining kitchen offers space to eat, entertain and prepare delicious meals. The modern white units provide storage space while there is plenty of work surface space. Built in chest height oven and hob for convenience. There is also a storage cupboard under the stairs.

From the kitchen there is a utility room with further storage and plumbing for washing machine, downstairs toilet and rear porch that could also be an office or play room if required. You can access the garden from the rear porch as well as the garage (via a path leading to the front of the property)

Ascending the stairs and onto the landing you can access the three bedrooms and delightful recently renovated bathroom. The master bedroom and bedroom two are both doubles with large windows with shutters. The third bedroom is a generous single.

The large family bathroom is gorgeous with large walk in shower, bath with shower over, floating sink, toilet and light up mirror with marble style tiles - a true showstopper.

Externally to the rear of the property is the South facing rear garden to three sides of the property, lawned and patio areas provide space for families to enjoy. There is access via a side door into the garage which again offers storage space for vehicles or other items.

To the front is a driveway for at least two vehicles as well as access to the garage.

If you are looking for a spacious detached family home set within this popular location ideal for schools, amenities and access to Selby Town centre.

Property Information Disclaimer

- Please note the property is located on a shared drive with two other properties – each share responsibility for its upkeep.
- Front and rear doors replaced in 2025
- Two storey extension to property in 2023 – Ref: 2022/0894/HPA
- New fuse box fitted September 2025
- New boiler 2021 – last serviced September 2025

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.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

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

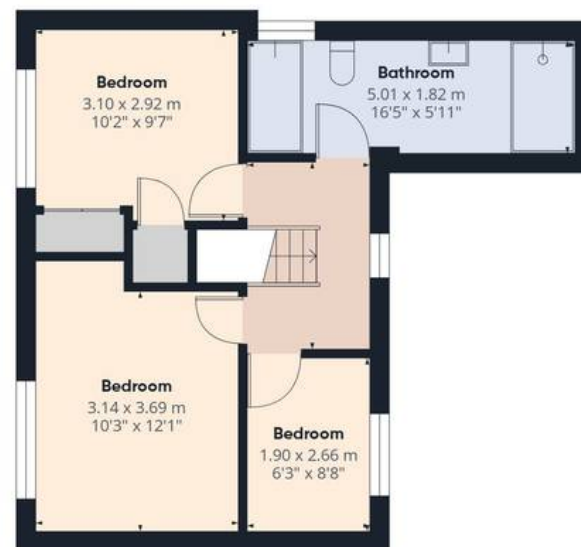








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

116 m²

1250 ft²

(1) Excluding balconies and terraces

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



JP Harll

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