



Westbourne Gardens, Selby
£220,000





- 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.

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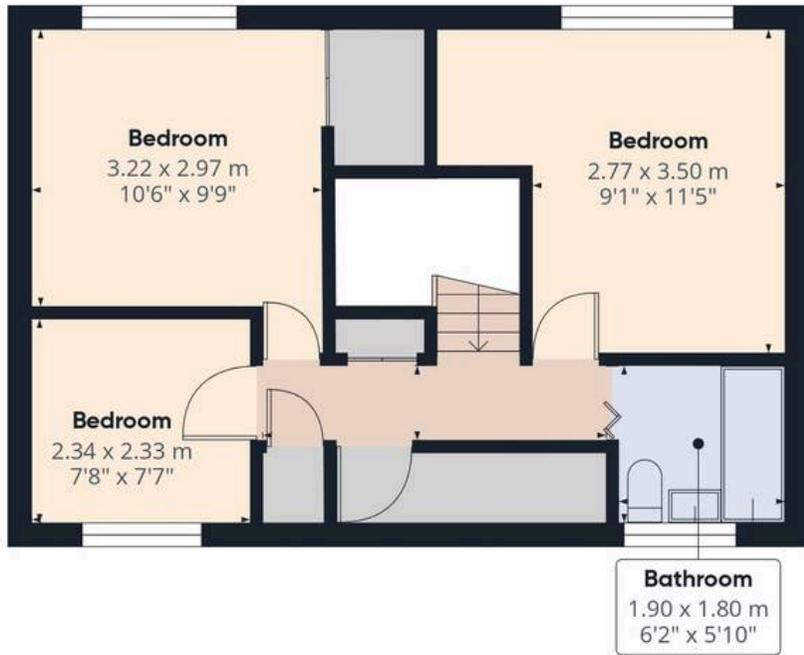
Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

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





Ground Floor



Floor 1

Approximate total area⁽¹⁾

81.8 m²
882 ft²

Reduced headroom

1 m²
11 ft²

(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.

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