



Westbourne Road, Selby Offers Around £175,000

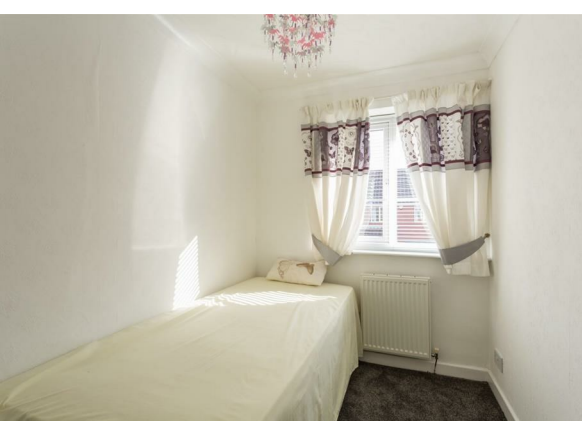
An excellent opportunity to acquire this three bedroom semi-detached property located within a popular residential area and complemented by a detached garage.



A side entrance door leads into the kitchen which boasts a range of wall and base units to three sides incorporating a sink unit and drainer. There is a built in ceramic hob with extractor hood over, plumbing for an automatic washing machine and a good sized cupboard. The gas boiler is also located in the kitchen.



The property's formal dining room has laminate flooring and sufficient space to accommodate appropriate dining room furniture. A double glazed door leads out to the rear garden. There is scope to reconfigure the kitchen and dining room by the removal of the dividing wall (subject to building control approval) to create a more open plan arrangement.



The spacious lounge is located at the front of the property and enjoys good natural light via a large double glazed window to the front elevation. There is a gas fire set within a handsome surround, tasteful decoration and laminate flooring. Located off the lounge is a useful downstairs cloakroom, having a low flush w.c. and pedestal hand wash basin.



To the first floor, a central landing serves three bedrooms and house bathroom. The master bedroom has the added benefit of full height built in wardrobes and television aerial points. Bedroom two is a good sized double bedroom and bedroom three is single which could also be used as a home office/study. All three bedrooms benefit from a double glazed casement window and central heating radiator.

The internal accommodation is completed by a house bathroom comprising of a panelled bath with shower attachment, pedestal hand wash basin and low flush w.c. There are full height surrounding tiles and a double glazed casement window.



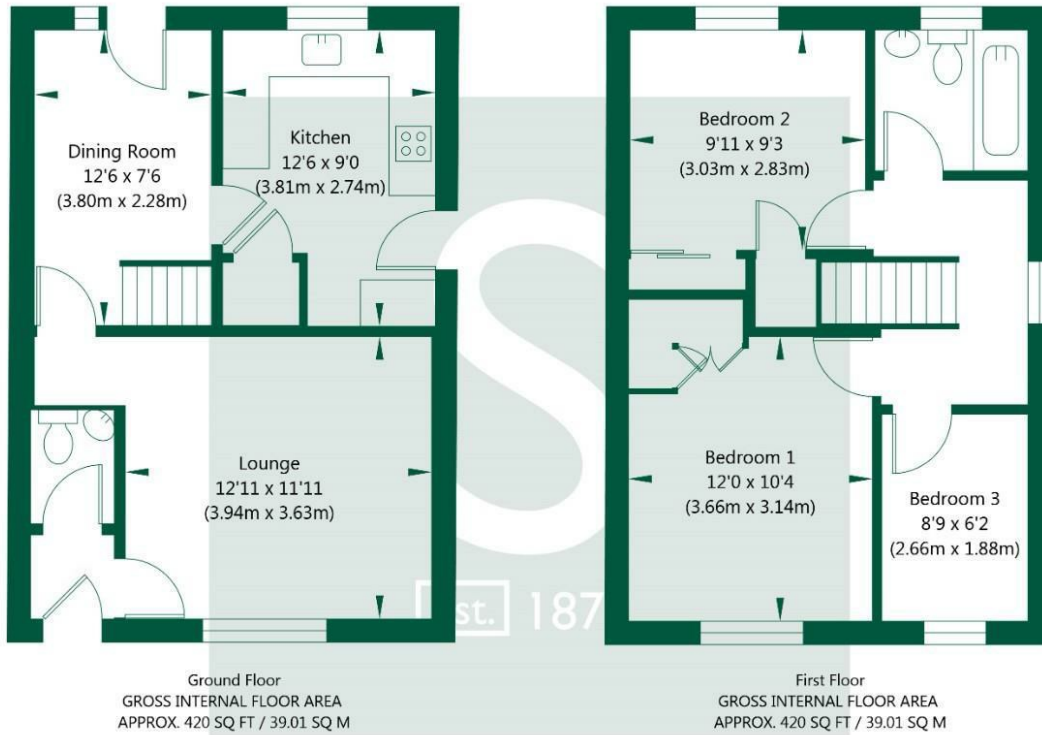
To the outside, the property is accessed directly off Westbourne Road onto a hardstanding driveway which can provide off street parking for up to three motor vehicles. A detached garage will be found to the rear and is accessed via a manual up and over door, there is also a side pedestrian access door.

The property's low maintenance rear garden is predominantly flagged with gravelled borders, being enclosed to all three sides by brick walled boundaries.

The property represents the ideal opportunity for first time buyers and small families alike and even the investment market. It is therefore, as the acting agents, we advise an early inspection. All viewings are strictly via appointment only via our Selby office 01757 706707.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

Westbourne Road, Selby, YO8 9XD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 840 SQ FT / 78.02 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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