



Elmhirst
Parker
Estate Agents & Solicitors



36 Westbourne Road

Selby
YO8 9DA

Offers in excess of
£245,000



- EXTENDED SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- TASTEFULLY PRESENTED THROUGHOUT
- KITCHEN AND DINING AREA
- LIVING ROOM AND SUN LOUNGE
- ATTRACTIVE LOW MAINTENANCE GARDENS
- NEW DOUBLE GLAZED WINDOWS
- GAS HEATING WITH COMBI BOILER
- FAVOURED RESIDENTIAL LOCATION WITHIN EASY REACH OF THE TOWN
- NO ONWARD CHAIN





Welcome to this beautifully presented bungalow located on Westbourne Road in a sought-after residential area of Selby. This extended semi-detached property boasts a tasteful interior offering a spacious and inviting living space. The property features a bright and airy sun lounge that overlooks the attractive low maintenance gardens, providing the perfect spot to relax and unwind while enjoying the natural surroundings. There is also a further living room, a well equipped kitchen/dining area, two bedrooms and a shower room. Situated within easy reach of the town centre, this bungalow offers both convenience and tranquillity and has no onward chain.

UPVC side entrance door with storm porch over leading into:-

Kitchen/Diner

6.10m x 2.65m (20'0" x 8'8")

Having a range of modern white fronted units including a glazed display unit. Complimentary work surfaces

incorporating a composite sink with mixer tap over. Integrated electric oven with induction hob and extractor over. Integrated washing machine and fridge/freezer. Opening into the sun lounge. Separate dining area with a window to the side elevation and a radiator.

Sun Lounge

3.80m x 3.50m (12'6" x 11'6")

The extended part of the property which provides a bright and airy space with windows overlooking the rear garden and French doors leading onto the patio area.

Inner Hall

With a storage cupboard and doors off. Access to the roof space via a ladder. The loft is part boarded and houses the central heating boiler.

Living Room

4.68m x 4.50m (15'4" x 14'9")

Having a feature beech effect fireplace with marble effect back and hearth housing an electric fire. With a bow window to the front elevation and a radiator.



Bedroom 1

4.31m x 2.73m (14'2" x 8'11")

Having fitted wardrobes with sliding doors to one wall. With a window to the rear elevation and a radiator.

Bedroom 2

3.36m x 2.80m (11'0" x 9'2")

Having fitted wardrobes with sliding doors to one wall. With a window to the front elevation and a radiator.

Shower Room

Being fully tiled and having a large walk in shower with a rainfall head and separate hand held head. Wash basin inset into a vanity unit and a wc. With a window to the rear elevation.

Outside

The property has attractive low maintenance gardens with the added benefit of a good degree of privacy to the rear. To the front is a neat pebbled area with a raised planter and a block paved drive to the side leading to the detached garage. The rear garden has a lawned area (astroturf) with well established trees and shrubs.

Utilities

Mains Electric

Mains Gas

Mains Water (metered) Mains Sewerage

Broadband FTTP (Ultrafast)

Mobile 4G



Ground Floor

Approx. 80.9 sq. metres (870.4 sq. feet)



Total area: approx. 80.9 sq. metres (870.4 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

T: 01757 293620

E: eproperty@elmhirstparker.com

W: epestategents.com

13 Finkle Street Selby
North Yorkshire
YO8 4DT

