



## 49 Westbourne Grove Selby, YO8 9DG

### Offers In The Region Of £234,950

**\*\*SEMI-DETACHED BUNGALOW \*\*** Sitting peacefully at the head of the cul de sac of Westbourne Grove, Selby, this delightful semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and well-appointed bungalow. With two spacious bedrooms and a well-designed bathroom, this property is ideal for individuals or couples looking to downsize without compromising on quality.

As you enter the bungalow, you are greeted by a welcoming inner vestibule with plentiful space for coats and shoes - this space also houses the washer and dryer, a modern kitchen that boasts contemporary fittings and ample space for culinary creativity, plus a side door to the ramp access.

The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or having family or friends pop round for a brew and a chat. The property is well presented throughout, ensuring that you can move in with ease and enjoy your new surroundings from day one.

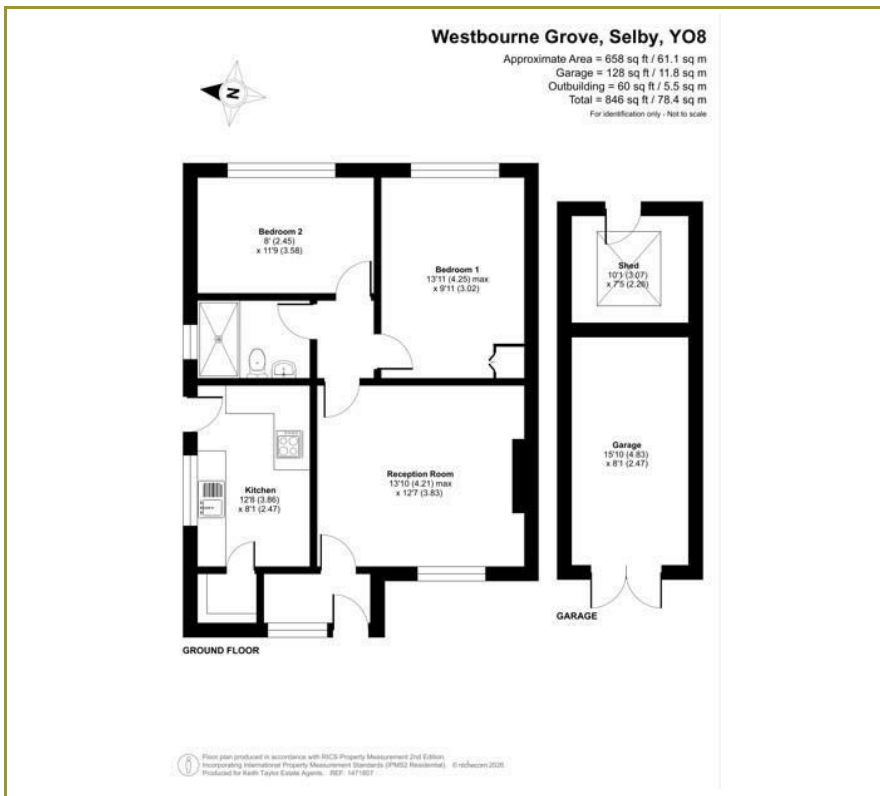
This bungalow benefits from a peaceful setting, making it an ideal retreat from the hustle and bustle of daily life. The property also features convenient parking for up to three vehicles, providing ample space for visitors.

In summary, this well-presented semi-detached bungalow in Westbourne Grove is a perfect choice for those looking to downsize in a tranquil location. With its modern amenities, generous parking, and welcoming atmosphere, this property is sure to attract interest from discerning buyers. Do not miss the chance to make this lovely bungalow your new home.

- **\*\* CHAIN FREE \*\***
- Peaceful Cul-De-Sac Location
- Smart Well Presented Bungalow
- Semi-Detached
- Driveway Parking and Garage
- Gardens Back and Front
- 2 Double Bedrooms
- Modern Adapted Shower Room
- Light and Airy Lounge
- Entrance Vestibule - Space for Coats and Shoes!



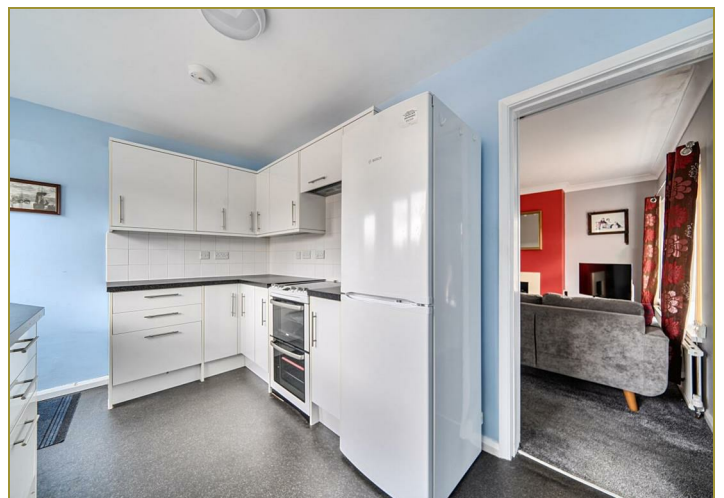
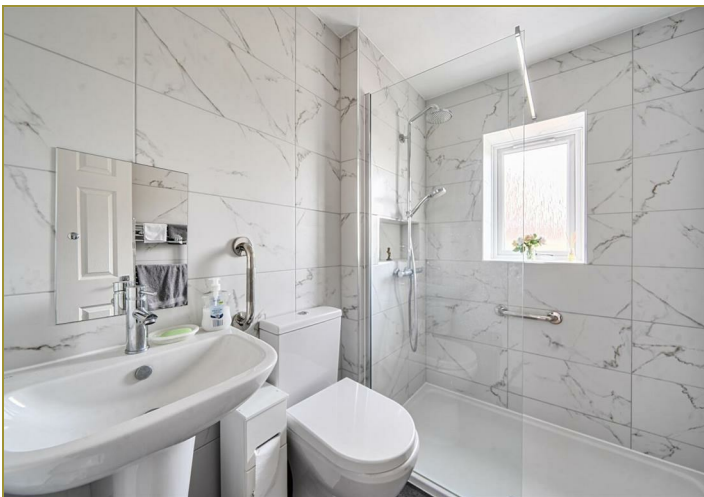
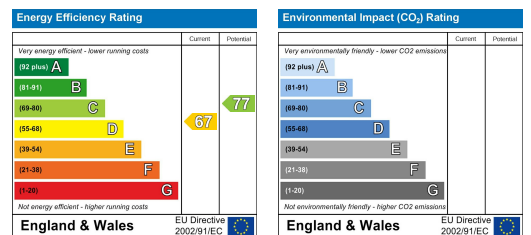
## Floor Plan



## Area Map



## Energy Efficiency Graph



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