



23 West Park, Selby

£160,000

Tucked away in the corner of a horseshoe cul-de-sac just off the premier Leeds Road area of Selby, this pleasant two bedroomed semi-detached bungalow enjoys a SOUTH-FACING rear garden with extended triangular additional garden area. The property boasts gas central heating, PVCu double glazed windows and doors, and detached concrete garage, and is available with vacant possession.



Entrance

UPVC double glazed side door into;

Kitchen 3.85 x 2.71 (12'8" x 8'11")

Fitted kitchen. Wall and base units. Worktop surfaces. Tiled splashbacks. Stainless steel sink unit and drainer. Space for freestanding fridge / freezer, washing machine and cooker. Cupboard housing gas central heating combi boiler. UPVC double glazed front and side windows.

Inner hall 2.00 x 1.00 (6'7" x 3'3")

Doors into:

Lounge / Diner 4.96 x 3.49 (16'3" x 11'5")

UPVC double glazed front window. Central heating radiator. Coved ceiling. Stained wood fireplace surround. Marble inset and hearth. Living flame coal effect gas fire (currently not in working order).

Bedroom One 3.65 x 3.44 (12'0" x 11'3")

UPVC double glazed rear window. Central heating radiator. Fitted range of wardrobes. Coved ceiling.

Bedroom Two 2.71 x 2.59 (8'11" x 8'6")

UPVC double glazed patio door. Central heating radiator.

Bathroom 1.96 x 1.66 (6'5" x 5'5")

Coloured suite. Bath, WC, sink unit. Shower above bath and glazed screen. Fully tiled. Loft access. Central heating

radiator.

Outside - Front

Corner plot. Concrete drive and paving. Low wall.

Outside - Rear and Side

Concrete drive and paving to detached concrete Garage with up and over door. Paved rear patio. Lawned SOUTH FACING rear garden, flower beds. Wooden fence to rear. Extensive corner garden to side. Lawned area, fencing, trees, garden shed.



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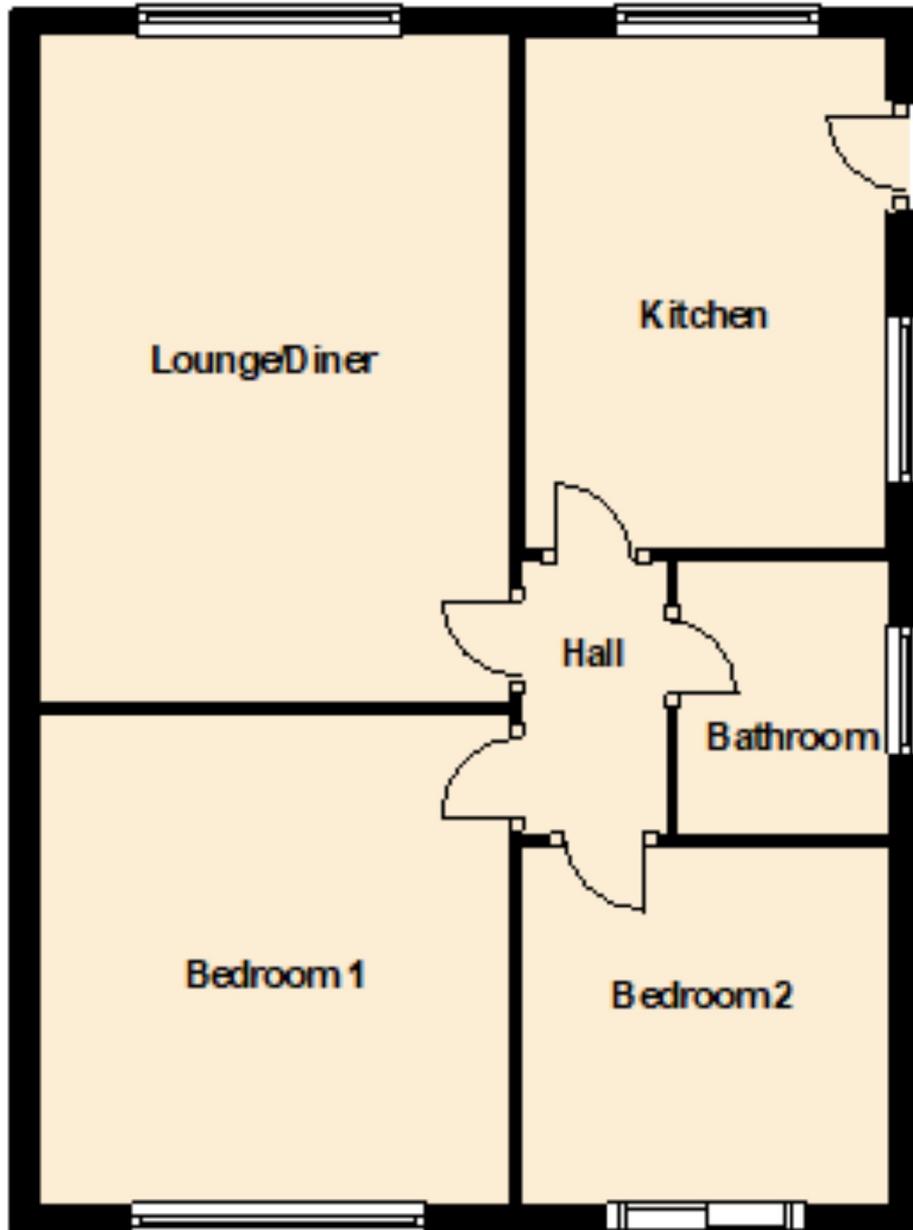
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FLOOR PLAN - GROUND FLOOR

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

Ground Floor



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