

Park Row



Orchard Drive, Barlby, Selby, YO8 5NG

Offers Over £350,000



**** GARAGE ** BREAKFAST KITCHEN/FAMILY ROOM ** FITTED WARDROBES TO THREE BEDROOMS ****
Situating in the popular village of Barlby, this detached property briefly comprises: Hall, Ground Floor w.c, Lounge, Breakfast Kitchen/Family Room and Dining Room/Bedroom Five. To the First Floor: four bedrooms with En-suite to Master Bedroom and further Bathroom. Externally, the front of the property give views over the Green, with the rear offering space for social gatherings and benefitting from off street parking and Garage. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.



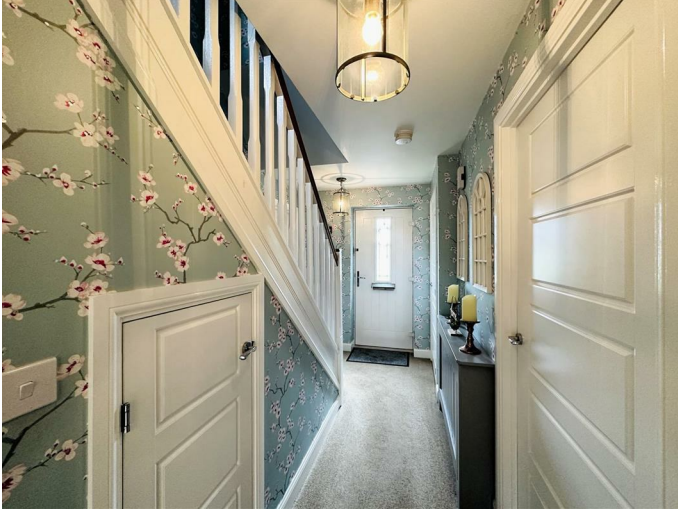
GROUND FLOOR ACCOMMODATION

Entrance

Composite panel effect door with top section having double glazed panel to the front elevation, leading into:

Hall

15'6" x 6'8" (4.74m x 2.04m)



Stairs leading to First Floor Accommodation with balustrade and spindles. Central heating radiator and under stairs storage cupboard. Doors leading off.



Ground Floor w.c

5'6" x 3'0" (1.68m x 0.92m)



White low flush w.c with chrome fittings. White pedestal wash hand basin with chrome mixer tap over with tiled splashback. Central heating radiator, extractor fan and wood effect flooring.

Lounge

16'9" x 10'1" (5.13m x 3.08m)



UPVC double glazed window to the front elevation giving views over the Green. UPVC double glazed 'French' style doors to the rear elevation leading to the Patio/Garden area. Television and telephone points and central heating radiators.



Breakfast Kitchen/Family Room
15'1" x 15'0" (4.61m x 4.59m)



Range of cream fronted base, wall and larder units with chrome handles and benefitting from under unit and plinth lighting. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into a wood effect laminate worksurface with matching upstand. Integrated appliances include: electric oven, four ring gas hob with brushed steel electric extractor fan over benefitting from downlighting, fridge, freezer, washing machine and dishwasher. UPVC double glazed 'French' style doors to the side elevation leading to the Patio/Garden area. UPVC double glazed windows to the rear and side elevations. 'Ideal Logic' central heating boiler, wood effect flooring and central heating radiator.



Dining Room/Bedroom Five
10'9" x 9'8" (3.28m x 2.96m)



UPVC double glazed windows to both front and side elevations. Central heating radiator.

FIRST FLOOR ACCOMMODATION

Landing



UPVC double glazed window to the rear elevation. Further balustrade and spindles, loft access, central heating radiator and doors leading off.

Bedroom One

14'11" x 10'2" (4.55m x 3.12m)



Range of fitted wardrobes with full length mirror fronted sliding doors and vanity sections. UPVC double glazed windows to the rear and side elevations. Central heating radiator, television and telephone points. Door leading into:



En-Suite

6'9" x 3'10" (2.06m x 1.18m)



Shower cubicle with chrome trimmed sliding door and housing 'Aqualisa' white and chrome shower. The area is tiled to ceiling height. White low flush w.c with chrome fittings. White pedestal wash hand basin with chrome mixer tap over and tiled splashback. Electric shaver point, extractor fan, central heating radiator and wood effect flooring. UPVC double glazed frosted window to the side elevation.

Bedroom Two

14'10" x 10'2" (4.53m x 3.12m)



Range of grey fronted fitted wardrobes. UPVC double glazed windows to the front and side elevations, with the front giving views over the Green. Central heating radiator.

Bedroom Three

12'1" x 10'2" (3.70m x 3.12m)

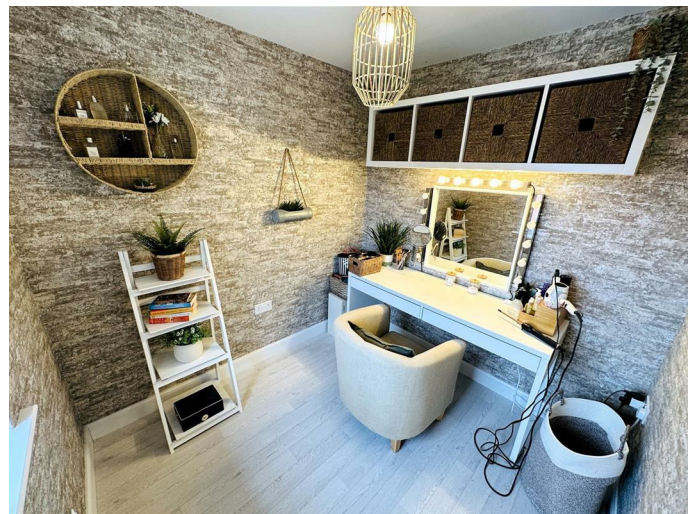


Range of grey fronted fitted wardrobes. UPVC double glazed window to the front elevation giving views over the Green and central heating radiator.



Bedroom Four

7'5" x 7'0" (2.27m x 2.15m)



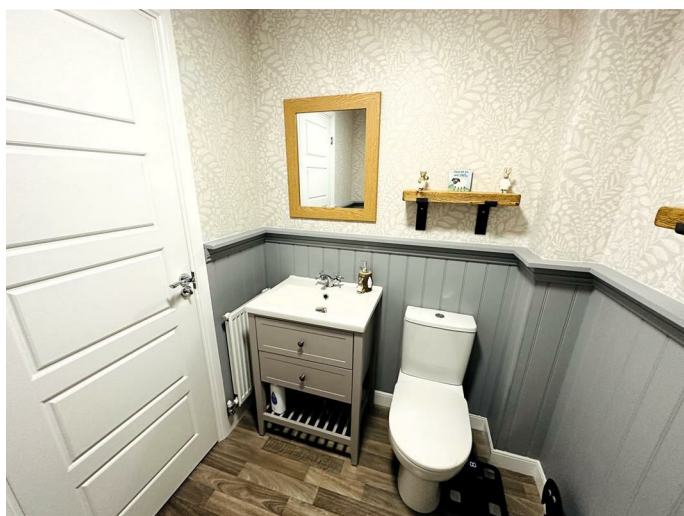
UPVC double glazed window to the rear elevation, wood effect flooring and central heating radiator.

Bathroom

6'9" x 5'7" (2.07m x 1.71m)



White panel bath with chrome mixer tap over. White low flush w.c with chrome fittings. White wash hand basin set into grey vanity unit with chrome mixer tap over with tiled splashback. Central heating radiator. extractor fan and wood effect flooring.



EXTERIOR: Front



Storm porch and outside lamp. Flagged pathway leading away from the property dividing the lawn into two sections. The lawn continues down one side of the property and the boundaries are defined by hedging.



Rear



Porcelain tiled patio area in 'L' section wrapping around the property and continuing to the bottom of the garden. Further raised timber decked patio area. Central lawned area and raised herbaceous planted borders.



Outside electrical points and outside tap. The garden is fully enclosed with timber fence, timber posts and brick wall. Timber pedestrian access gate giving access onto tarmac driveway and leading to:

Garage



Brick built garage with 'up and over' door and benefits from power and lighting.

Views Over The Green



Directions

On leaving Selby proceed over the Toll Bridge and then along Barlby Road. At the mini roundabout take the first left into Barlby. Continue through the village passing the high school on the left hand side and turn left onto Riverside Avenue and continue onto Poplar Drive. Follow the road right and then continue onto Orchard Drive, where the property can be identified by our Park Row Properties 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: E

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains/Metred

Broadband: Ultra Fast

Mobile: 4G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services

and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property. We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

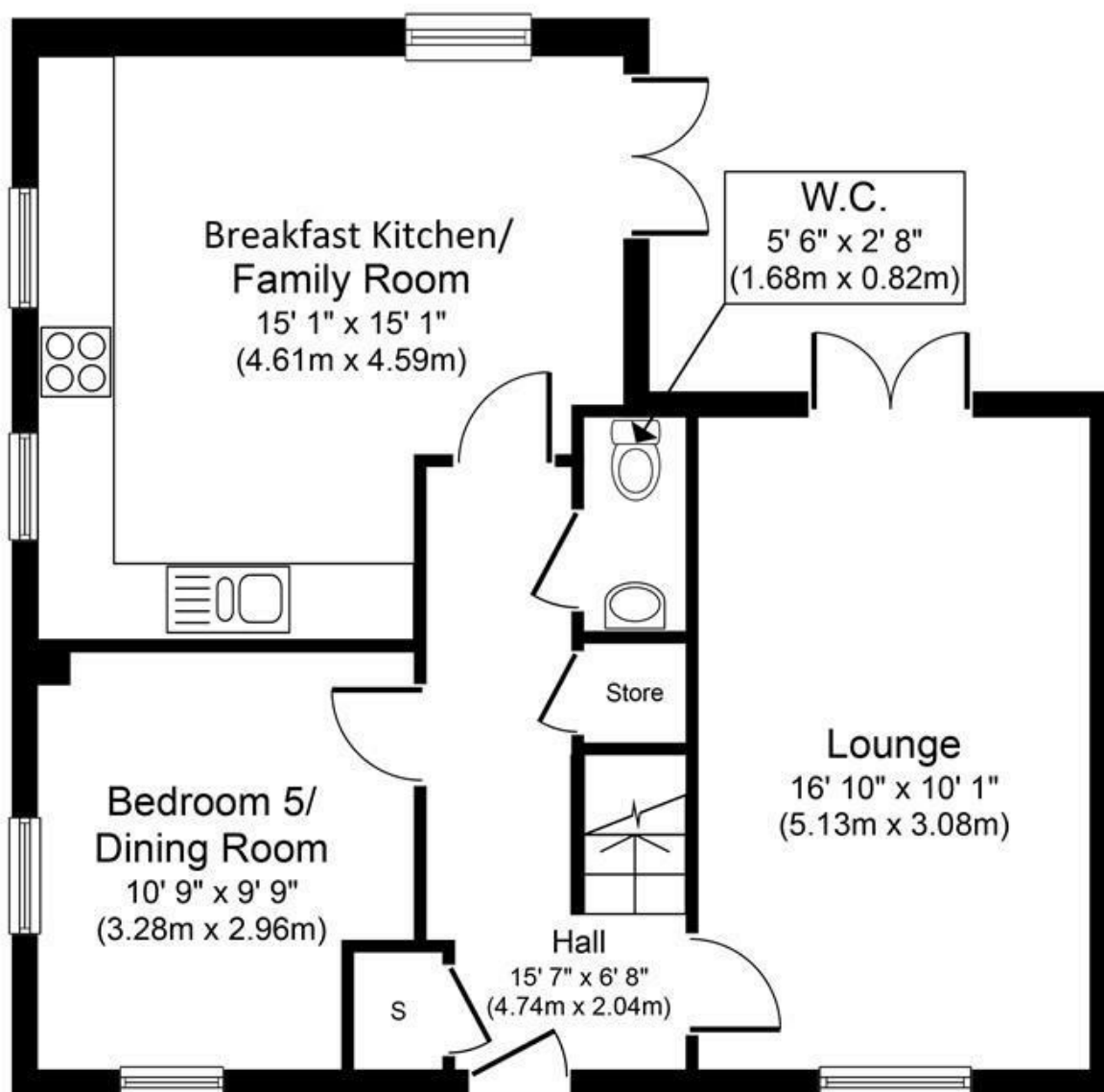
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

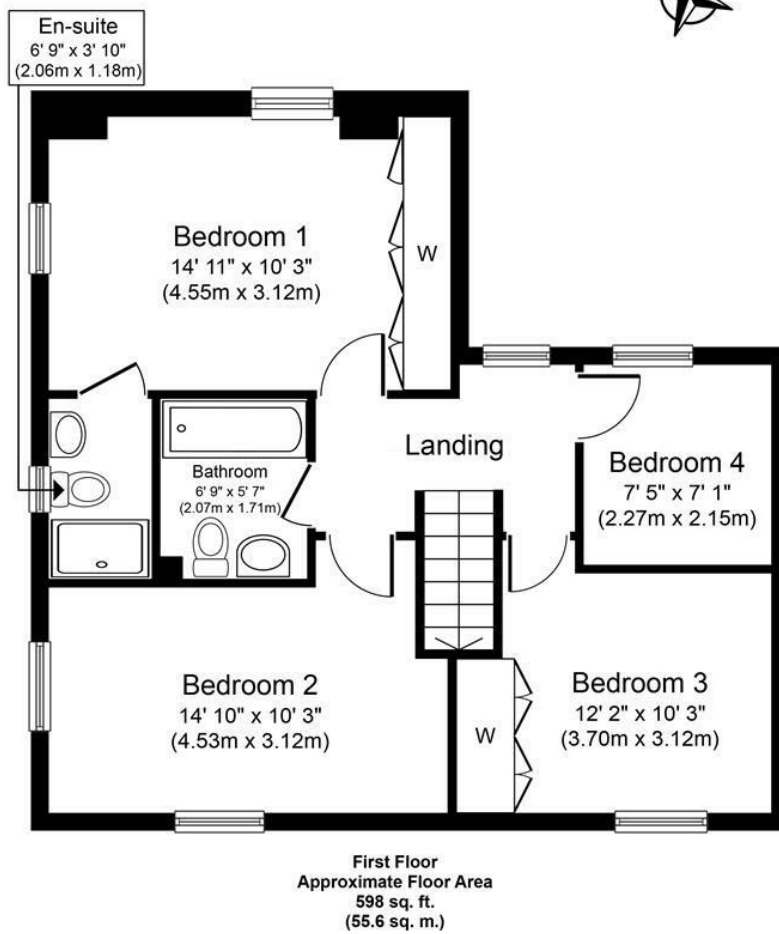
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
598 sq. ft.
(55.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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