

Park Row



York Road, Barlby, Selby, YO8 5JY

Offers Over £220,000



**** VILLAGE LOCATION ** EXCELLENT ACCESS TO YORK **** Situated in Barlby, this semi-detached property briefly comprises: Kitchen Diner and Lounge. To the First Floor are three bedrooms and Bathroom. Externally, the property has parking to the front and an enclosed garden to the rear. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF 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

UPVC door with top section having double glazed frosted panel to the side elevation leading into:

Hallway

10'11" x 2'11" (3.35m x 0.91m)

Central heating radiator, wood effect flooring and Stairs leading to First Floor Accommodation.

Lounge

15'9" x 14'0" (4.81 x 4.29)



UPVC double glazed doors patio doors to the rear elevation. Television point, telephone point and central heating radiator. Storage cupboard benefitting from lighting.



Kitchen Diner

14'0" x 8'2" (4.28m x 2.49m)



Range of cream fronted base and wall units. (fitted in 2021). Stainless steel sink and drainer with chrome mixer tap over set into wood grain effect laminate work surface with matching upstand and further splash back. Integrated appliances include: electric oven and four ring hob with brushed steel extractor fan. Plumbing for a washing machine. Twin uPVC double glazed windows to the front elevation. Central heating radiator and wood effect flooring.



FIRST FLOOR ACCOMMODATION

Landing

Loft access and storage cupboard. Doors leading off.

Bedroom One

11'3" x 7'7" (3.45m x 2.33m)



UPVC double glazed window to the front elevation. Central heating radiator and television point.

Bedroom Two

14'0" x 7'11" (4.28m x 2.42m)



UPVC double glazed window to the rear elevation and central heating radiator.

Bedroom Three

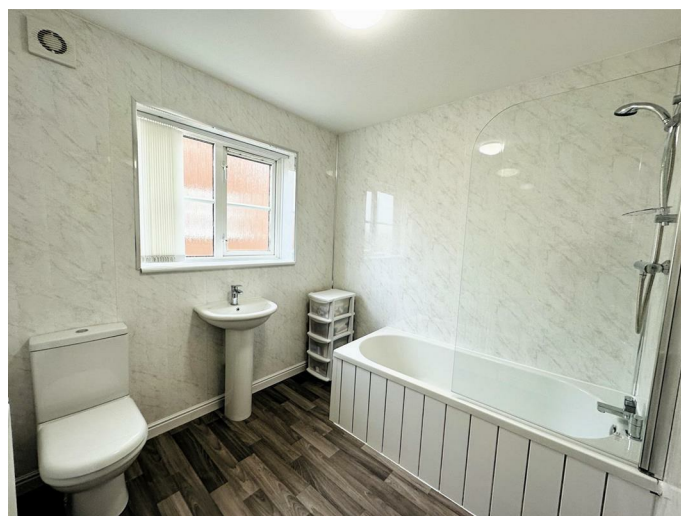
8'1" x 6'0" (2.48m x 1.84m)



UPVC double glazed window to the front elevation and central heating radiator.

Bathroom

7'7" x 7'7" (2.32m x 2.32m)



(Fitted in 2021). White panel bath with chrome mixer tap over, further chrome shower over bath and chrome trimmed shower screen. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over. The room is wet walled from floor to ceiling height. UPVC double glazed frosted window to side elevation, wood effect flooring, central heating radiator and extractor fan.

EXTERIOR

Front



Off street parking for several vehicles with decorative stone and blocked edging. Driveway continues to the side of the property leading to a detached brick built garage with electric roller door, power and lighting. Pedestrian access gate giving access to the rear of the property.

Rear



Patio area, decorative flags and stones.



DIRECTIONS

On leaving Selby proceed over the Toll Bridge. Proceed along Barlby Road and at the mini roundabout go straight on. Continue on the a19 and go straight on at the next round about, continue along this road and go straight on at the following round about. Continue on the a19 and turn left onto York road just before the next roundabout. The property can be identified on the left hand side by our Park Row Properties 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire

Tax Banding: B

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: Fibre (FTTP)

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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122


PONTEFRACT - 01977 791133

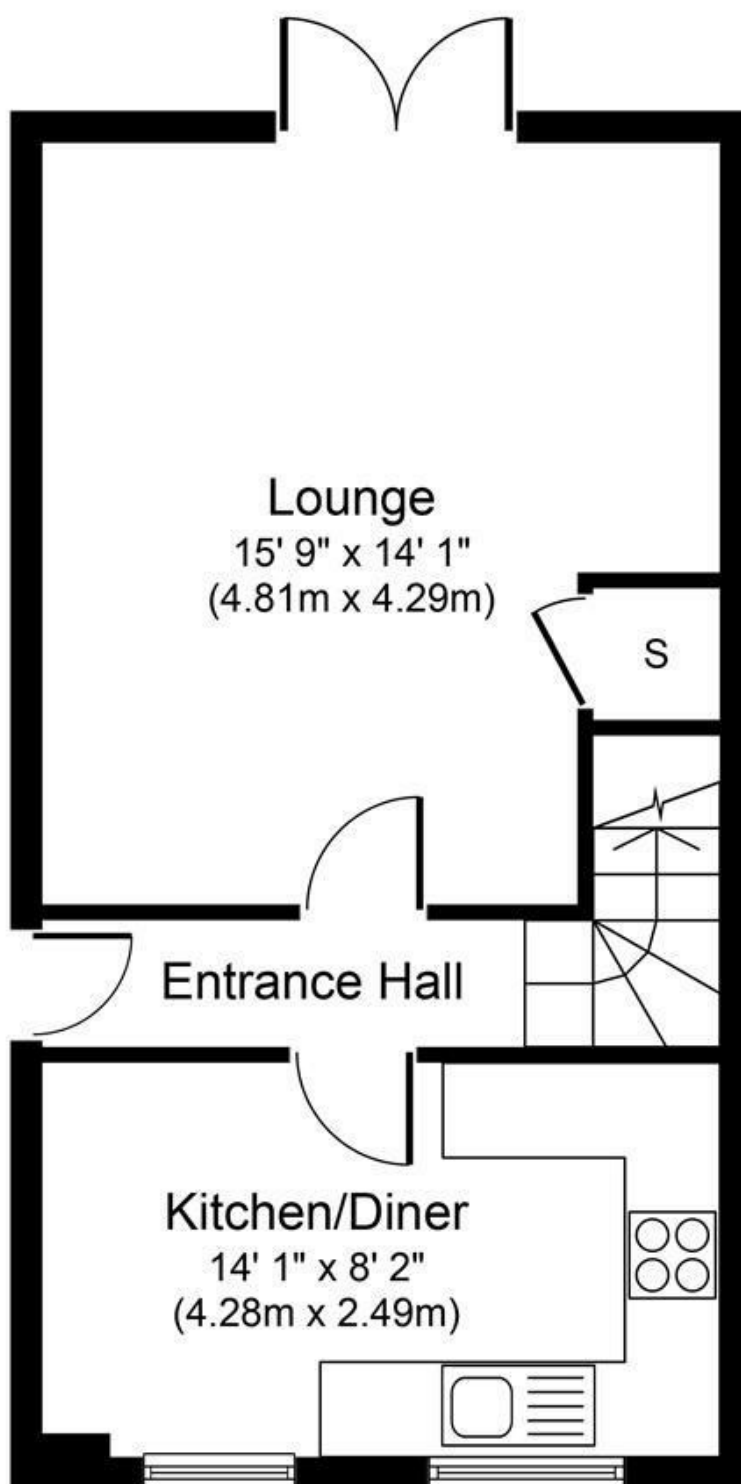
CASTLEFORD - 01977 558480

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.

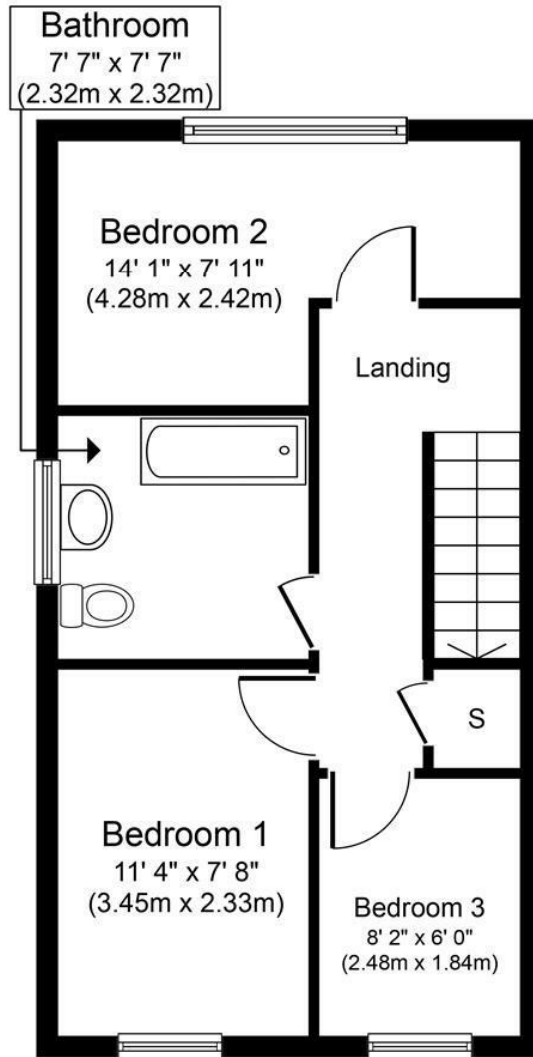
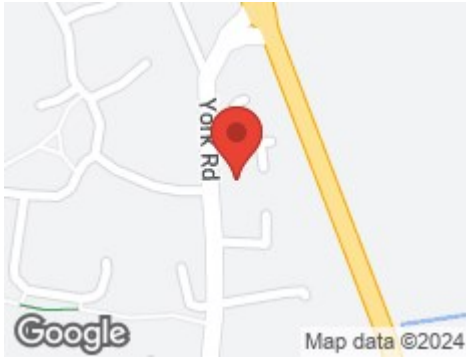




Ground Floor
Approximate Floor Area
382 sq. ft.
(35.5 sq. m.)

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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First Floor
Approximate Floor Area
385 sq. ft..
(35.9 sq. m.)

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T 01757 241124
W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS
selby@parkrow.co.uk

