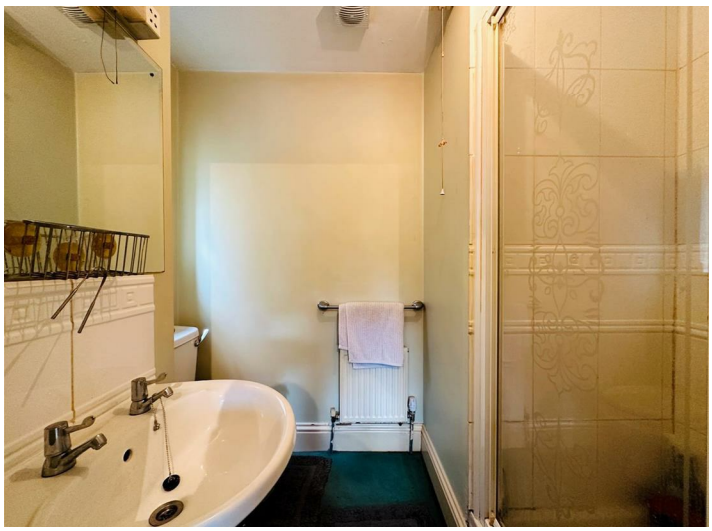
Park Rôw

Park Avenue, Barlow, Selby, YO8 8JH

Offers Over £325,000

4 2 1 D

**STUNNING VIEWS TO THE REAR ** CLOSE TO MOTORWAY LINKS ** Situated in Barlow, this four bedroom detached property briefly comprises: Lounge, W.C, Dining Room, Breakfast Kitchen. To the first floor are four Bedrooms with the master having an en-suite and a family Bathroom. Externally, the property benefits from a driveway to the front. There is a fully enclosed rear garden with a patio walkway. VIEWING HIGHLY RECOMMENDED 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'.



PROPERTY OVERVIEW

Located in the sought-after village of Barlow, this well-presented four-bedroom detached property offers spacious and versatile living accommodation.
The ground floor comprises a welcoming lounge, separate dining room, a convenient W.C., and a generous breakfast kitchen with patio doors opening out to the enclosed rear garden ideal for family living and entertaining. Upstairs, the property features four bedrooms, including a master bedroom with en-suite shower room, along with a family bathroom serving the remaining bedrooms. Externally, the home benefits from a large driveway providing ample off-road parking, and a private, enclosed rear garden. This is a fantastic opportunity to purchase a family home in a desirable village location.

GROUND FLOOR ACCOMMODATION

Lounge
15'5" x 13'4" (4.72m x 4.07m)

Ground Floor W.C
6'0" x 3'8" (1.85m x 1.12m)

Dining Room
13'0" x 8'5" (3.98m x 2.58m)

Breakfast Kitchen
17'11" x 10'4" (5.48m x 3.15m)

Garage
17'1" x 8'9" (5.21m x 2.68m)

FIRST FLOOR ACCOMMODATION

Bedroom One
13'6" x 10'2" (4.12m x 3.10m)

Bedroom Two
19'5" x 9'5" (5.94m x 2.89m)

Bedroom Three
11'9" x 10'1" (3.59m x 3.09m)

Bedroom Four
7'10" x 7'10" (2.41m x 2.39m)

Bathroom
6'10" x 4'9" (2.10m x 1.47m)

EXTERIOR

Front
Driveway for ample parking.

Rear
Enclosed garden with lawn and paved walkway with gate access from the front driveway.

DIRECTIONS

From the Park Row office on Finkle Street in Selby, head onto New Street and follow it to the A1041, at the roundabout take the second exit. Continue on the A1041, then turn left onto Barlow Common Road, following signs to Barlow. Once in Barlow, turn right onto Carr Lane and take your first right onto Park Avenue where the property can be identified by the Park Row For Sale board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: North Yorkshire
Tax Banding: D

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
Heating: Oil
Sewerage: Mains
Water: Mains

Broadband: Ultrafast
Mobile: 5G

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.

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.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) 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

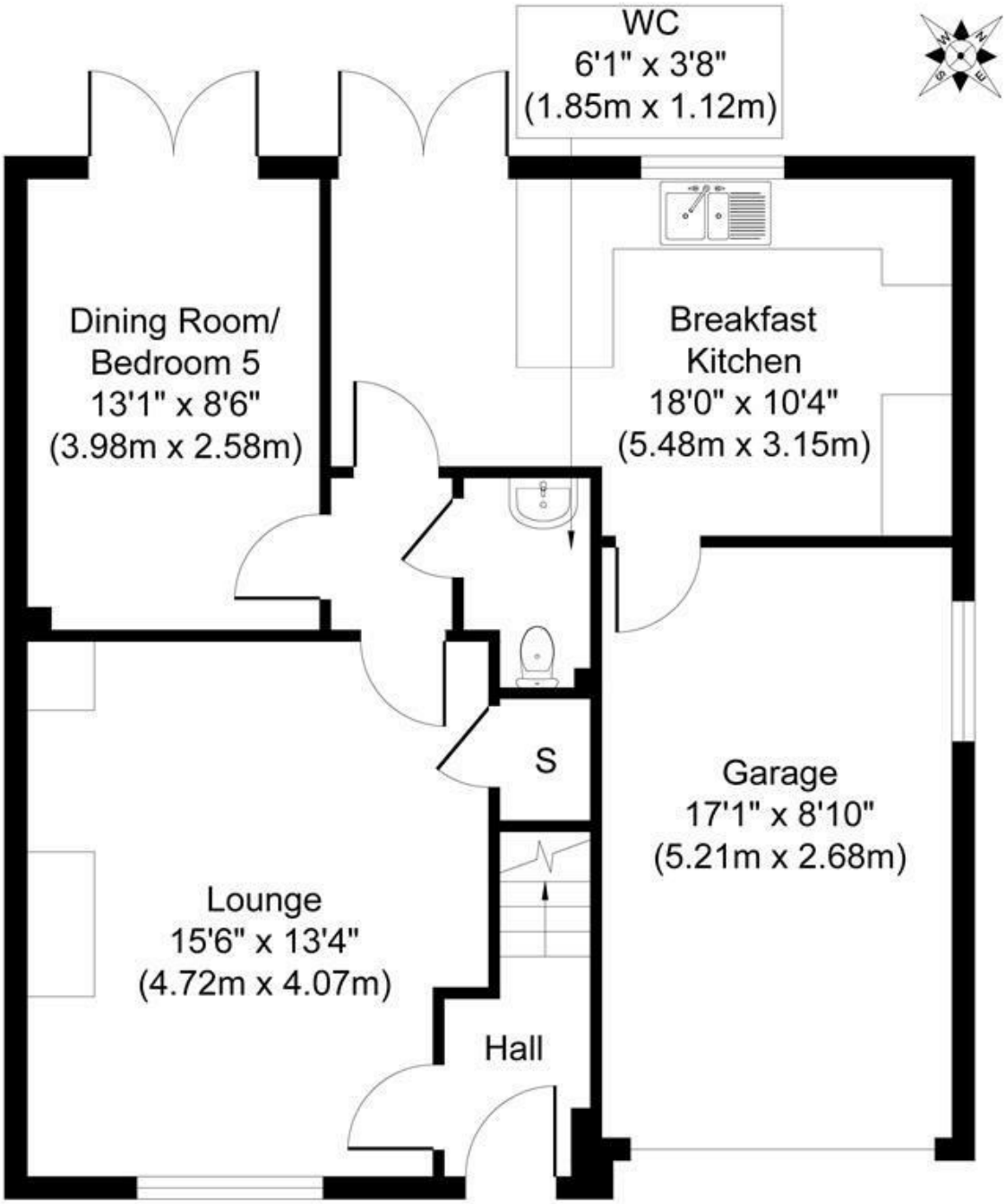
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

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

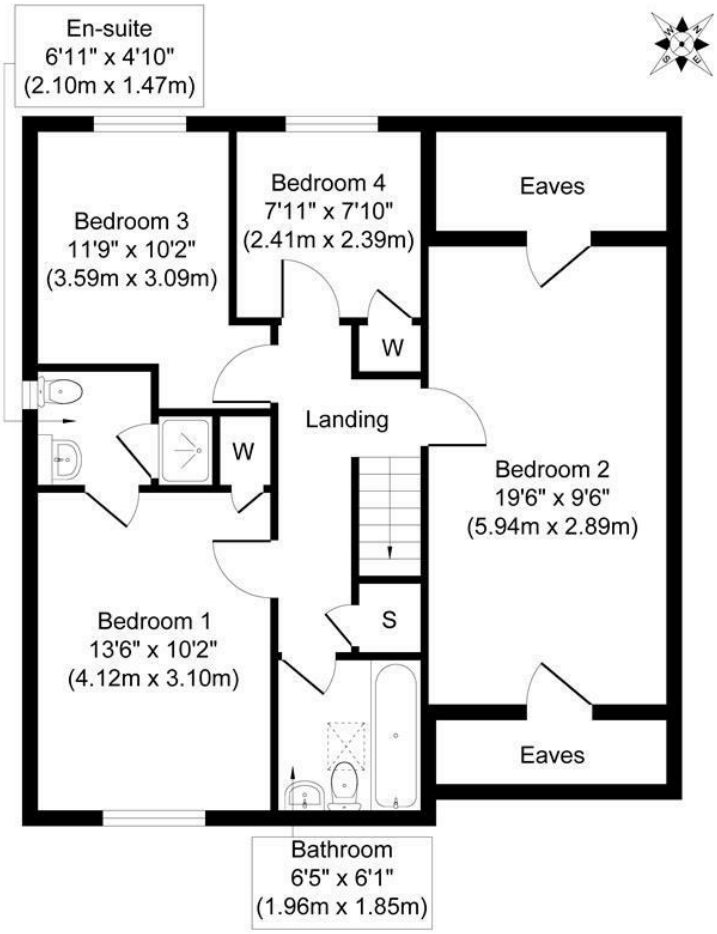
AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.



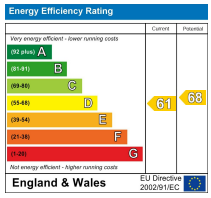
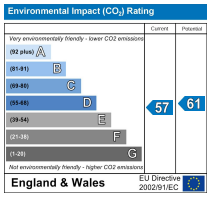
Ground Floor
Approximate Floor Area
761 sq. ft
(70.72 sq. m)

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.
Copyright V360 Ltd 2025 | www.houseviz.com



First Floor
Approximate Floor Area
675 sq. ft
(62.68 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.
Copyright V360 Ltd 2025 | www.houseviz.com

T 01757 241124
W www.parkrow.co.uk

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