Park Rôw

Park Avenue, Barlow, Selby, YO8 8JH

Offers Over £325,000

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** OWNED SOLAR PANELS ** GARAGE ** Situated in Barlow, this three bedroom detached property briefly comprises: Hall, Ground floor w.c, Lounge, Diner, Kitchen. To the first floor are three bedrooms with the master having an en-suite and dressing area, finished with 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 SUMMARY

Located in the sought-after village of Barlow, this property welcomes you into a spacious entrance hall with a convenient ground floor WC, leading through to a bright and inviting lounge that opens seamlessly into the dining area. This open flow creates the perfect space for modern family living – ideal for entertaining guests or enjoying relaxed evenings at home. The kitchen is well positioned to serve the dining space and offers excellent potential for everyday practicality.

To the first floor, the principal bedroom provides a private retreat, complete with a dedicated dressing area and ensuite shower room. Two further generous double bedrooms offer flexibility for growing families, visiting guests, or those working from home.

Externally, the property continues to impress with a private driveway and garage, ensuring ample parking and storage. The enclosed rear lawn garden enjoys a stunning open aspect across fields, delivering a real sense of space and tranquillity. Whether enjoying summer barbecues, watching your children play, or simply relaxing with countryside views, the garden truly enhances the home's lifestyle appeal.

Barlow itself is a charming and well-regarded village known for its welcoming community atmosphere and scenic rural walks. With reputable local pubs, village amenities and excellent connections to nearby towns and commuter routes, it perfectly balances peaceful village living with everyday convenience.

GROUND FLOOR ACCOMMODATION

Hall
17'10" x 6'4" (5.45m x 1.94m)

Ground Floor w.c
8'10" x 3'0" (2.70m x 0.93m)

Lounge
17'4" x 10'4" (5.30m x 3.15m)

Dining Room
12'4" x 10'4" (3.76m x 3.15m)

Kitchen
15'6" x 8'9" (4.74m x 2.69m)

FIRST FLOOR ACCOMMODATION

Bedroom One
18'7" x 8'10" (5.67m x 2.71m)

Dressing Area
7'7" x 6'9" (2.32m x 2.08m)

En-suite
6'9" x 5'9" (2.08m x 1.76m)

Bedroom Two
12'5" x 12'4" (3.79m x 3.76m)

Bedroom Three
13'1" x 10'5" (3.99m x 3.18m)

Bathroom
6'4" x 5'6" (1.94m x 1.69m)

EXTERIOR

Front
Driveway leading to the garage and a small lawn.

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

Garage
With power and lighting.

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.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains and Solar Panels
Heating: LPG Gas
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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: North Yorkshire County Council
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.

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.

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.

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.

OPENING HOURS

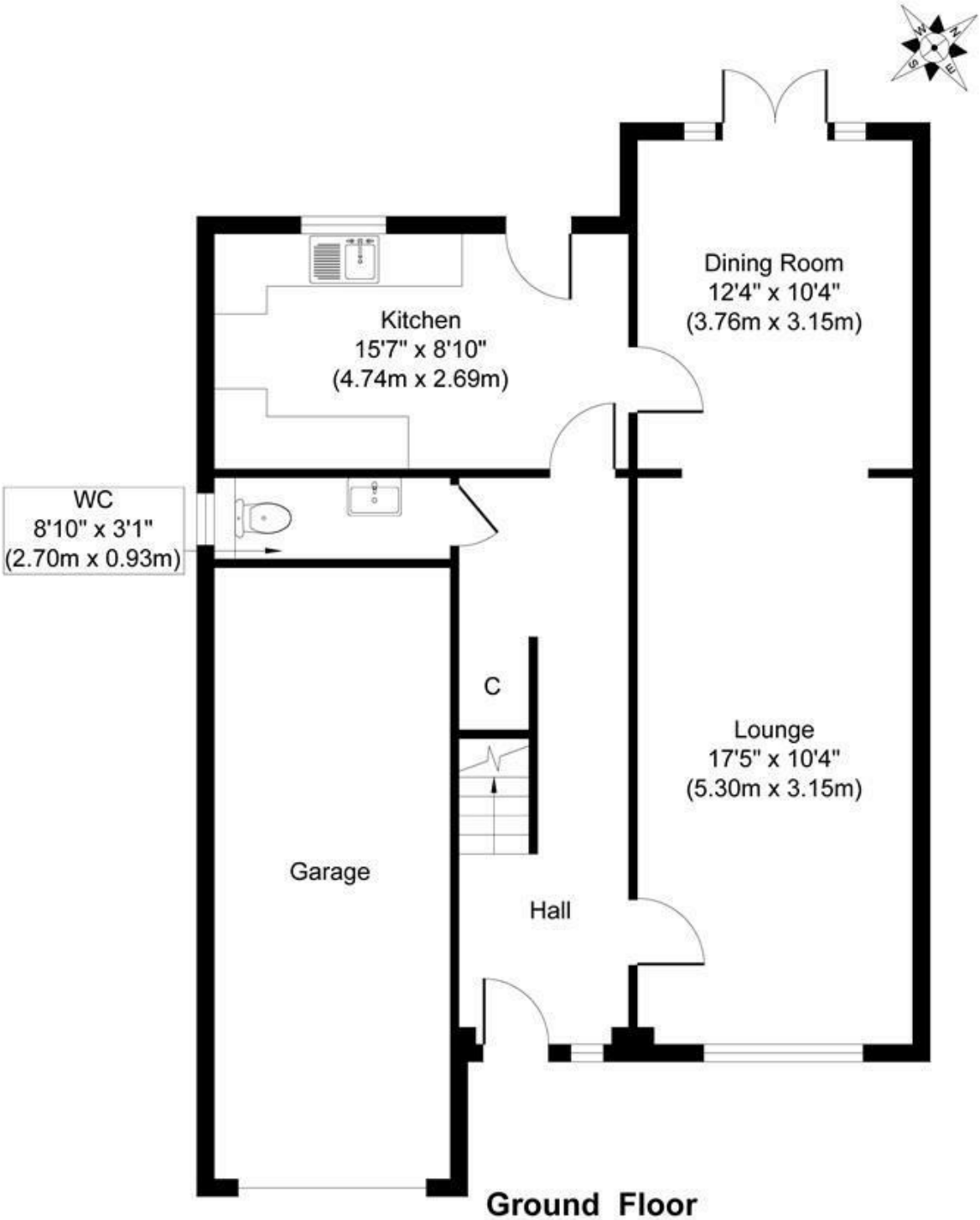
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

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
878 sq. ft
(81.60 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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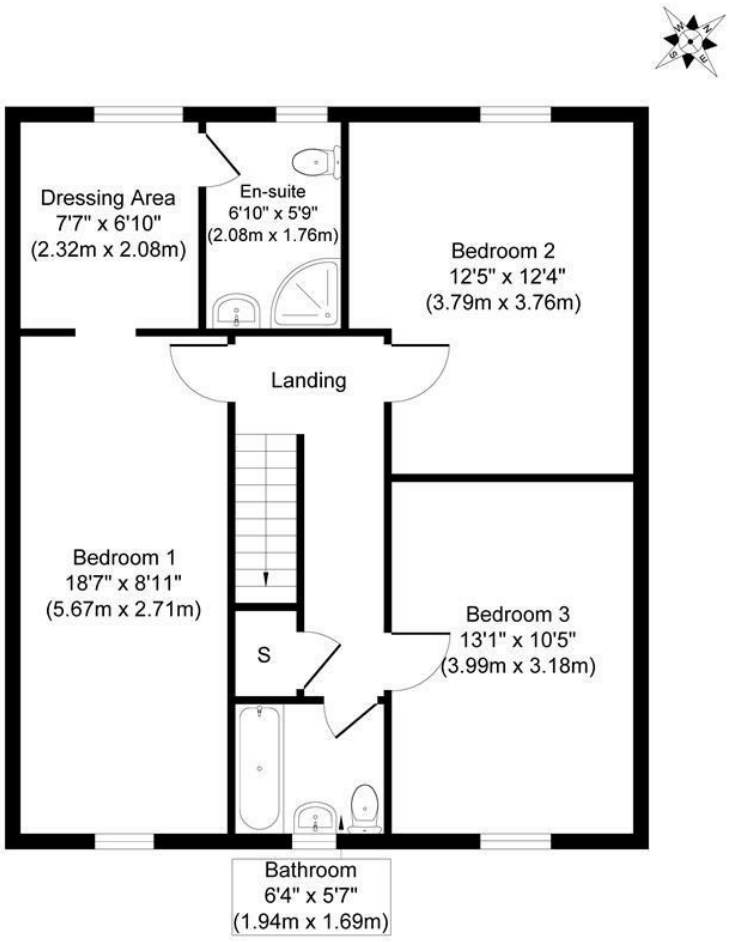

First Floor
Approximate Floor Area
797 sq. ft
(74.06 sq. m)

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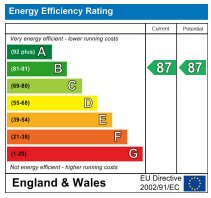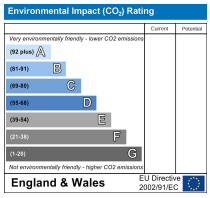
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