Park Rôw

Hill Top, Barlby, Selby, YO8 5JQ

Offers Over £190,000

2 1 1 E

** GARAGE ** IDEAL FOR INVESTORS ** This end terrace property briefly comprises: Entrance Hall, Living Room and Kitchen Diner, whilst the first floor offers two bedrooms and bathroom. Externally, the property benefits from garage and enclosed front garden. 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'

This
KITCHEN
Seasoned
with
Love

This
KITCHEN
Seasoned
with
Love

PROPERTY OVERVIEW

A well-presented two-bedroom end terraced home situated in the popular village location of Barlby. This attractive property offers well-proportioned accommodation arranged over two floors and would make an ideal home for first-time buyers, couples, or those looking to downsize.The property briefly comprises an entrance hall leading to a spacious lounge and an open plan kitchen diner, providing a practical and sociable living space for everyday family life and entertaining. To the first floor, there are two bedrooms along with a family bathroom, offering comfortable accommodation with a functional layout. Externally, the property has excellent potential to create a welcoming home in a sought-after residential area with the additional benefit of a garage.

GROUND FLOOR ACCOMMODATION

Hall
15'11" x 3'7" (4.87m x 1.1m)

Lounge
12'9" x 11'1" (3.89m x 3.40m)

Kitchen Diner
16'7" x 12'3" (5.06m x 3.74m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One
16'8" x 11'1" (5.09m x 3.40m)

Bedroom Two
12'0" x 8'2" (3.68m x 2.49m)

Bathroom
9'3" x 8'1" (2.82m x 2.48m)

EXTERIOR

Front
A garden gate with path alongside a lawned area leading for the entrance door.

Rear
Access for service lane.

DIRECTIONS

Leaving Selby, Head straight on the A19, then left at the roundabout onto Barlby Road, head straight where you will see the property clearly identified by our Park Row "For Sale" Board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: A

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: Gas Mains
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.

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:

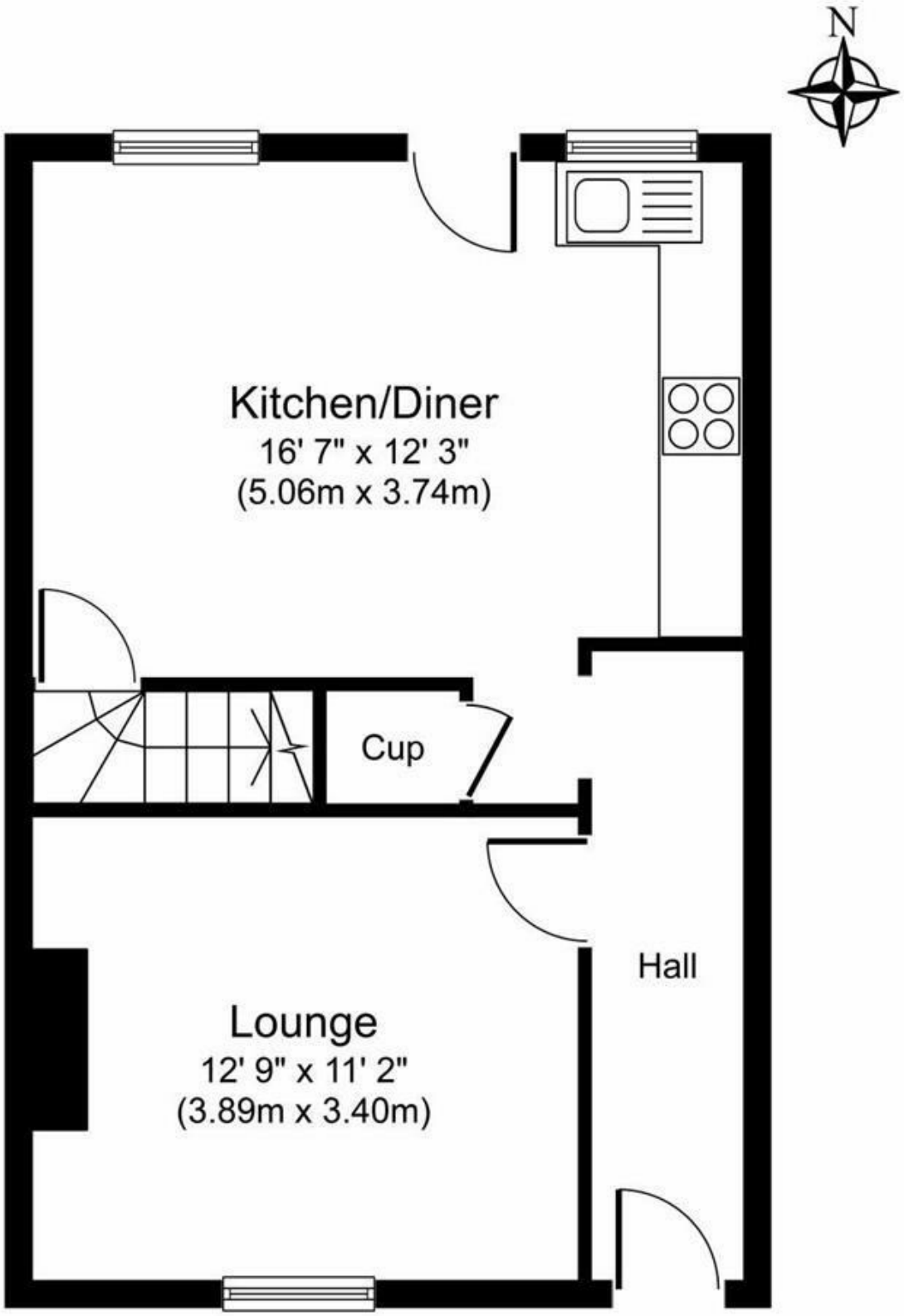
SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

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.

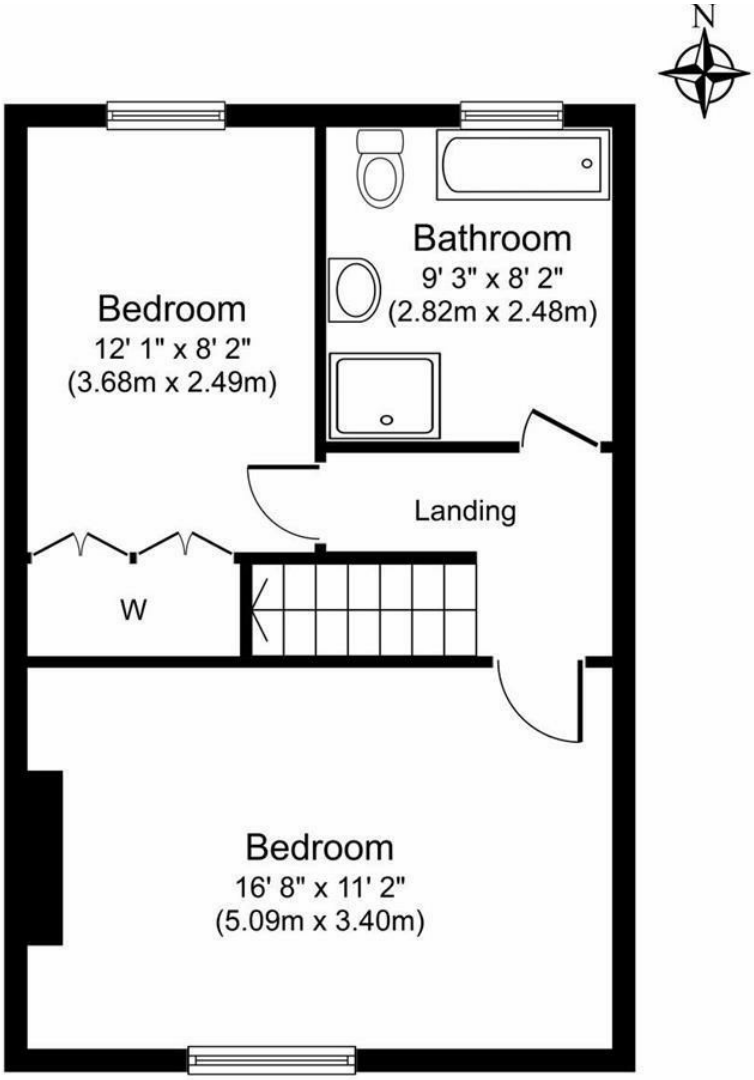
AML Fee

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.



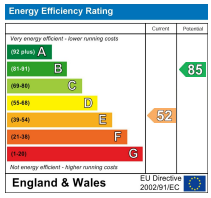
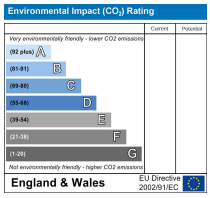
Ground Floor
Approximate Floor Area
435 sq. ft.
(40.5 sq. m.)

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.
Copyright V360 Ltd 2023 | www.houseviz.com



First Floor
Approximate Floor Area
435 sq. ft.
(40.5 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.
Copyright V360 Ltd 2023 | www.houseviz.com

T 01757 241124
W www.parkrow.co.uk

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