



Pastures Close, Barlby, YO8 5NN

Offers in Region of £370,000



Pastures Close

Barlby, Selby

- Four Bedroomed Detached House with garage conversion & driveway
- North/West facing rear garden.
- 115 Sq. m / 1237 Sq. ft.
- Mains Electricity. Mains Gas Central Heating.
- Mains Water Supply. Mains Drainage.
- Broadband: FTTP. Mobile: 5G
- Brick Built Construction with NHBC certificate
- FREEHOLD with Estate Management Fee £137.91 p.a.
- EPC Rating 'B'
- Council Tax Band 'E'



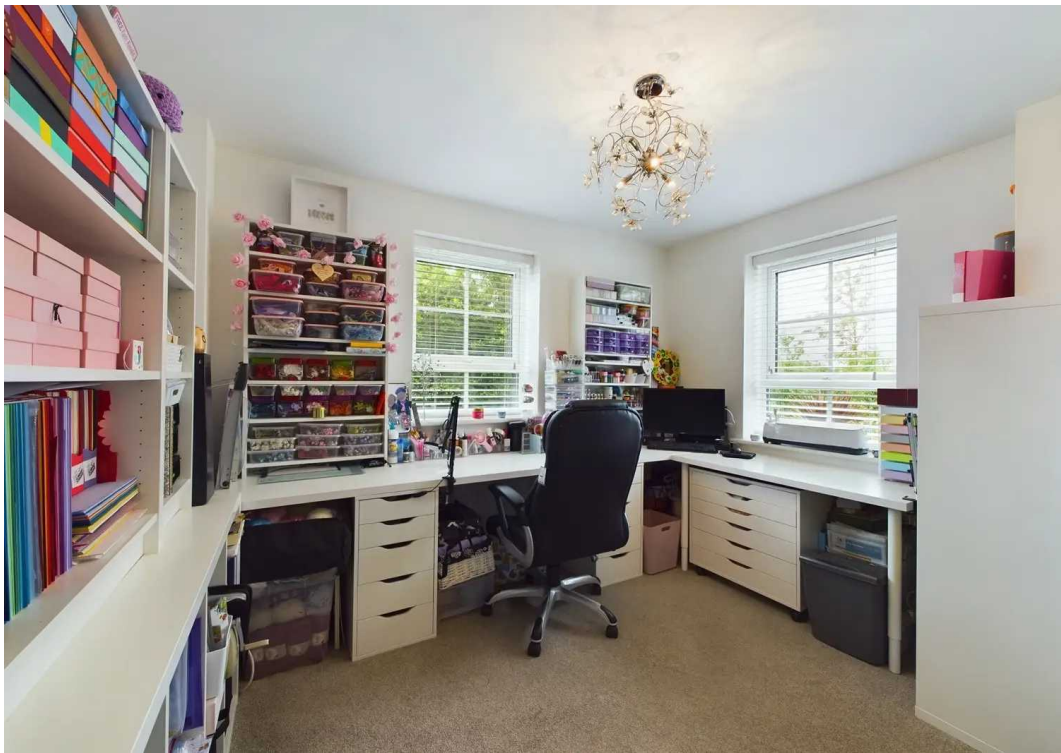
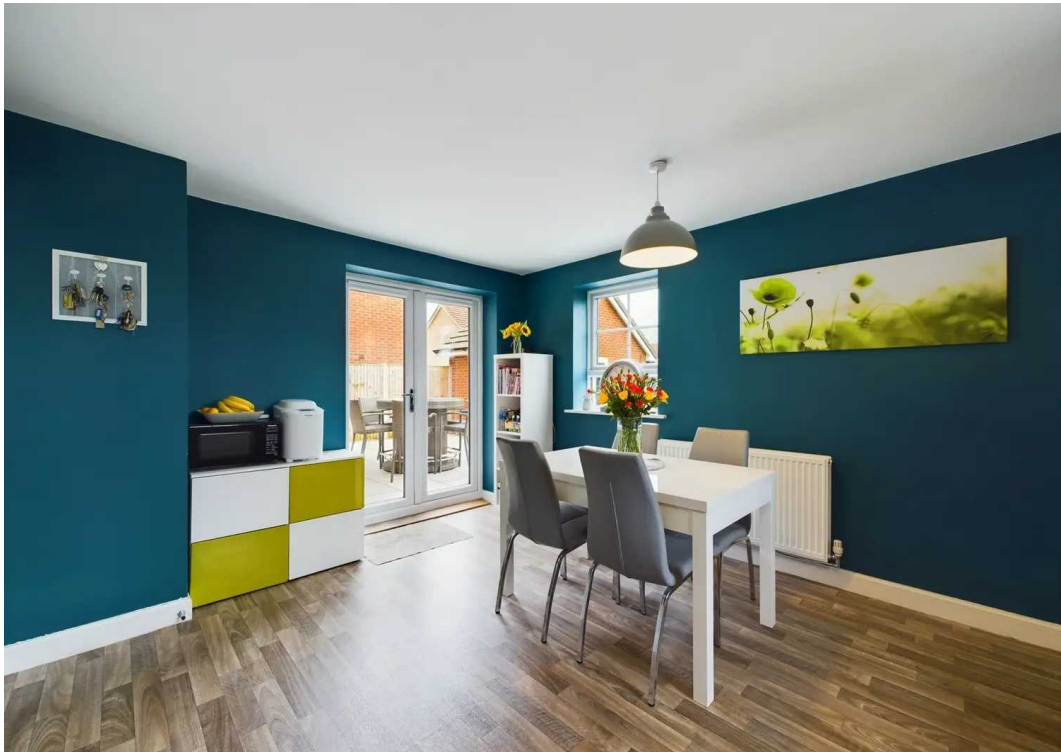
Find your forever home in the peaceful neighbourhood of Pastures Close, Selby. This stunning four-bedroom detached house is a dream come true for any growing family. Boasting a spacious layout with a generous 115 sq. m / 1237 sq. ft. floor area, there's plenty of room to create lifelong memories.

As you step inside, the inviting entrance hallway greets you. To your right, you'll find the dining room that can serve as an ideal space for relaxation (currently used as a craft room) or a home office. Adjacent to it is a modern cloakroom, ensuring convenience for both residents and guests.

Walk further into the house, and a large open-plan kitchen and dining area awaits, perfect for hosting gatherings and entertaining guests. The stylish kitchen features all the amenities you could desire, including an Electric hob, built-in oven, and plenty of cupboard space. The dining area leads seamlessly onto the beautifully landscaped west-facing rear garden, perfect for sunny days and al fresco dining.

The dual aspect living room provides the perfect space for relaxation. The natural light cascading through the large windows at the front and French doors at the rear creates a warm and inviting atmosphere. Enjoy evenings with friends and family, creating memories that will last a lifetime.

Moving upstairs, you'll find four generously sized bedrooms, each tastefully decorated and flooded with natural light. The principal bedroom features an en-suite shower room, providing a private sanctuary for moments of tranquillity. The remaining three bedrooms offer ample space for family members or guests, and a stylish family bathroom completes the upper floor layout.





This remarkable property also boasts a converted garage, which serves as an additional versatile space for various needs, such as a home gym, playroom, or workspace. The possibilities are endless.

In addition to its outstanding features, this house is built to the highest standards with brick construction and comes with an NHBC certificate, offering peace of mind and assurance of quality. The property is connected to mains utilities, including electricity, gas central heating, water supply, and drainage services, ensuring modern convenience throughout.

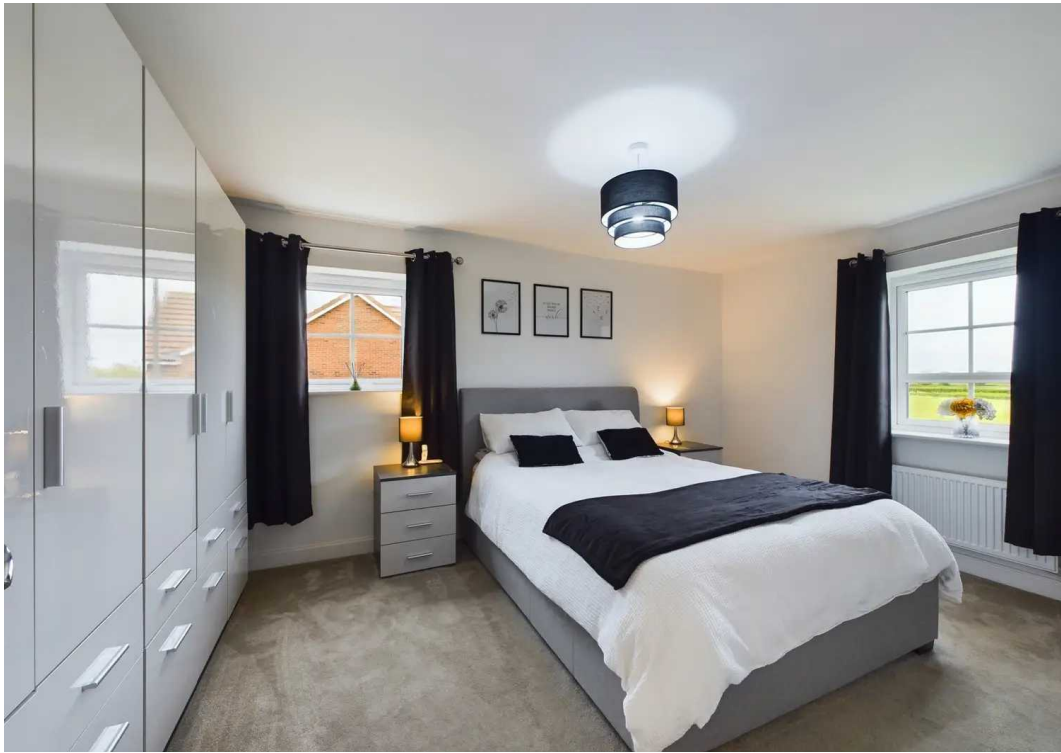
Technological needs are also catered for, with FTTP broadband and 5G mobile network availability. Stay connected with ease and enjoy the benefits of high-speed internet and excellent mobile coverage.

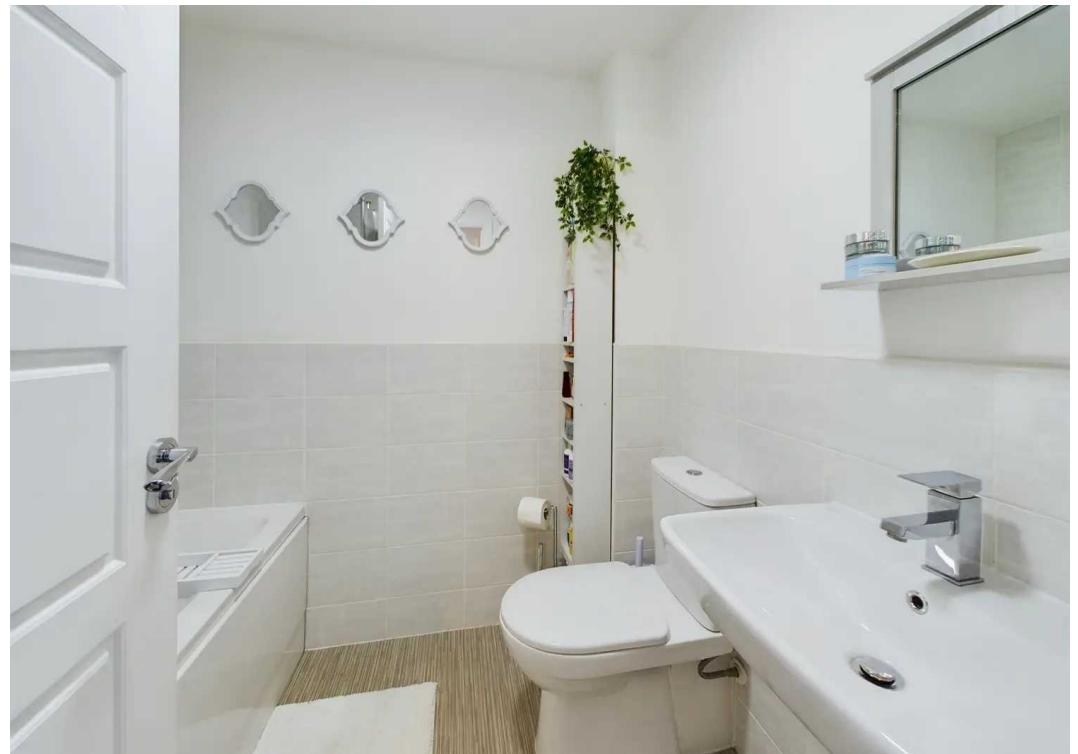
With a council tax band of 'E' and an energy performance certificate rating of 'B,' this property offers both financial efficiency and sustainability.

Take advantage of the Freehold tenure and only a minimal £137.91 p.a. estate management fee, meaning you truly own your piece of paradise with minimal ongoing costs.

Situated in the desirable location of Selby, this exceptional property benefits from its proximity to local amenities, schools, and excellent transport links. Enjoy the tranquillity of the suburban lifestyle while having easy access to the buzz of nearby towns and cities.

Don't miss the opportunity to make this impressive property your forever home. Contact us today to arrange a viewing and start your journey towards creating a lifetime of cherished memories in Pastures Close, Selby.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
120.01 m²
1291.79 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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