



York Road, Barlby, YO8 5JY

Offers Over £200,000



## York Road

Barlby, Selby, YO8 5JY

- Three Bed Semi-Detached House
- East Facing Rear Garden
- 83 Sq. M./ 898 Sq. Ft.
- Mains Electricity. Mains Gas Central Heating.
- Mains Water Supply. Mains Sewerage
- Broadband: FTTP. Mobile: 5G
- Brick Built Construction
- Freehold
- EPC Rating 'C'
- Council Tax Band 'B'





Welcome to this charming three bedroom semi-detached home with garage and parking for several vehicles.

As you step inside, you'll find a spacious living room perfect for relaxing after a long day. There is a large understairs cupboard providing storage.

The adjacent dining kitchen is bright and airy as well as been spacious and well-equipped, ideal for whipping up your favourite meals.

Upstairs are the three bedrooms again all with large windows allowing light to flood the property. Two of the bedrooms can comfortable fit a double bed whilst the third bedroom would be ideal for children/hobbies or as a home office.

Situated in a popular residential Village of Barlby, this two-story semi-detached house boasts a low maintenance East-facing rear garden, allowing you to soak up the sun and enjoy some outdoor serenity. With a generous 83 square meters of living space, there's plenty of room for you to make this place your own.

The property also benefits from a tandem driveway and a garage with power/lights and an electric door making it perfect for storage.

Stay connected with high-speed broadband thanks to the FTTC connection, while enjoying reliable mobile coverage with 4G support. The brick-built construction ensures durability and stability, giving you peace of mind for years to come.

And here's the cherry on top – this property is offered on a freehold basis, giving you full ownership and control. With an EPC rating of 'C' and council tax band 'B', you can rest assured that this home is not only charming but also efficient and affordable.

In summary, this delightful 3-bedroom home offers a comfortable living space, convenient amenities all within walking distance, and a lovely garden to enjoy some outdoor time. Whether you're looking to relax indoors or unwind in the fresh air, this property has everything you need to create your perfect retreat.

Don't miss out on this wonderful opportunity to make this house your home sweet home!



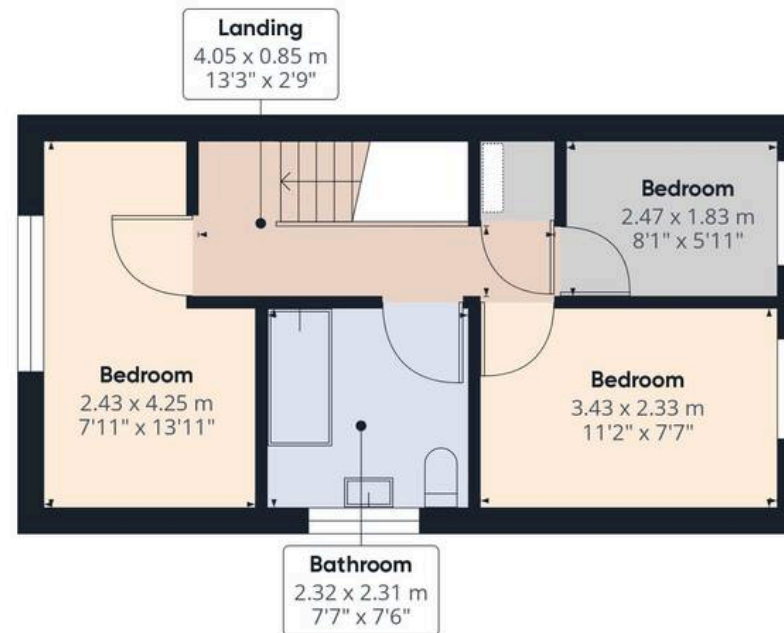








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

83.49 m<sup>2</sup>

898.68 ft<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.





**JP Harll**

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