



Ash House York Road, Barlby

Offers in Region of £300,000



York Road

Barlby, Selby, YO8 5JH

- Immaculately Presented Four Bed House With Garage
- North Facing Rear Garden
- 126 Sq. M/ 1358 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 'D'



Welcome to this immaculately presented 4 bedroom house situated on the front of this sought after select development. This spacious property is a perfect blend of modern living and comfortable charm, offering ample space for family living.

Upon entering the property, you are greeted by a well-appointed, tiled entrance hall leading to an attractive living room with large window and shutters, providing an ideal space for relaxation and entertaining guests. The modern dining kitchen is fitted with a range of high-quality units, integrated appliances, and ample countertop space, creating a functional area for culinary enthusiasts. The dining area comfortably fits table and chairs allowing formal or casual eating. There are doors out from the kitchen/diner into the outer porch and into the garden.

The first floor of the property comprises four generously sized bedrooms, all beautifully presented and flooded with natural light. The master bedroom benefits from an en-suite bathroom and dressing room adding a touch of luxury to everyday living.

The bedroom on the second floor is also of good size, well presented and offers another en-suite.

Additionally, the family bathroom is elegantly designed and features contemporary fixtures and fittings.

Externally, the property boasts a good size rear garden with access to the separate garage and front garden via side gate. The garden provides a tranquil retreat for outdoor relaxation. The current owners also added a rear porch which has created convenient storage for coats and shoes.

This charming home benefits from a garage, providing convenient off-road parking and additional storage space. With a total floor area of approximately 126 square metres (1358 square feet), this property ensures ample space for comfortable living.

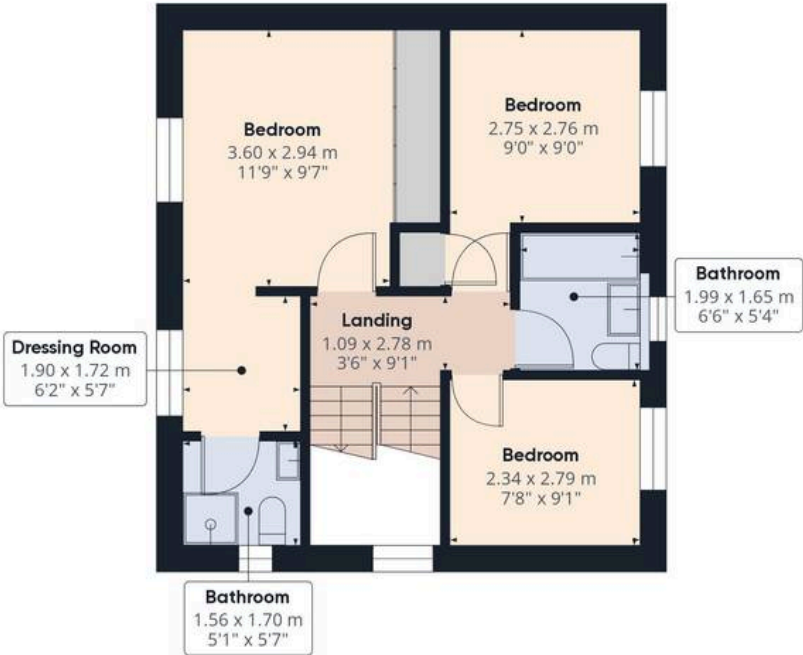
In conclusion, this beautifully presented 4 bedroom semi-detached house offers a modern and comfortable living space, ideal for families seeking a high-quality home in a sought-after location. Book your viewing today and discover the possibilities that this property has to offer.







Ground Floor Building 1



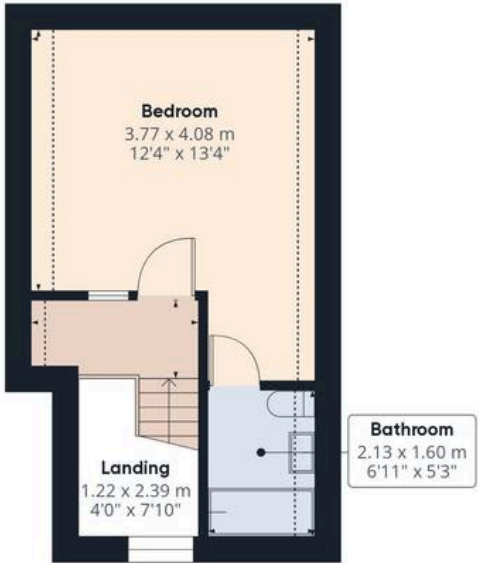
Floor 1 Building 1

Approximate total area⁽¹⁾

126.21 m²
1358.53 ft²

Reduced headroom

3.01 m²
32.4 ft²



Floor 2 Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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.

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