



Stable Road, Barlow, Selby YO8 8LX

Guide Price £350,000



Stable Road,

Barlow, Selby YO8 8LX

- Five Bedroomed Detached House with Garage
- 138M2 / 1485 Sq. Ft
- South Facing Courtyard Style Garden
- Mains Water Supply & Sewerage.
- 3.5KW Solar Panels & Solass Invertor (Electricity and Batteries to store energy to be used as Electricity or Heating) Also connected to Mains Electricity.
- Ground Source Heat Pump (Central Heating)
- Broadband: FFTP Mobile: 4G
- Domestic Renewable Heat Incentive Payments from Government for 7 years (From 2021)
- EPC Rating 'B'
- Council Tax Band 'D'



Nestled in the idyllic neighbourhood of Greenfields, this exceptional five-bedroom detached house with garage is a true gem for those seeking quality, comfort, and sustainability. Boasting 138 M2 (1485 Sq. Ft) of well-designed living space, the property offers a perfect blend of modern amenities and eco-friendly features.

Entering through the front entrance door, you arrive immediately into the Dining Kitchen, however you may wish to enter through the set of French Doors which takes you directly into the utility instead. This works as the perfect 'Boot Room' with place for coats and boots. Doors lead into the ground floor cloaks/w.c. and study/playroom.

The Dining Kitchen truly is the heart of the home. An Aga Cooker sits pride of place beneath an Oak Beam, French Farmhouse style sink sits beneath the pretty window, but an integrated dishwasher takes out the main work of the washing up. There is space for an American fridge/freezer. The staircase leads to the first floor accommodation.

On the first floor is the generous lounge with dual aspect, twin views to enjoy the rural views. The Master Bedroom offers a Juliette Balcony and ensuite bathroom.

The second floor comprises of four bedrooms and the family shower room.

Step outside and discover the beauty of the meticulously landscaped outdoor space surrounding this property. The south-facing courtyard garden provides a private sanctuary where you can unwind and entertain guests in the fresh air. Whether you're enjoying a morning coffee on the patio or hosting a barbeque with friends, this outdoor space offers endless possibilities for relaxation and recreation. Embrace a lifestyle of eco-friendly living and sustainable comfort in this remarkable property that perfectly blends modern elegance with thoughtful design.



The separate garage offers space for parking, with further parking available at the front of the property and an Electric EV charger.

The eco-conscious buyer will be delighted to find that this home is equipped with a 3.5KW solar panel system and Solax inverter providing free electricity when sunny, with the potential to add batteries should you wish, for both electricity and heating purposes. Additionally, the property features an air-source heat pump for efficient central heating, ensuring a comfortable living environment year-round. The property is connected to mains Electricity, should it be required.

With mains water supply and sewerage, broadband connectivity, and 4G mobile coverage, this home offers the perfect balance of modern convenience and sustainability. Noteworthy benefits include eligibility for Domestic Renewable Heat Incentive Payments from the government for the next 2 years. It started in 2021 when the boiler and system were installed. With an EPC rating of 'B' and a council tax band of 'D', this property is not only a wise investment but also a testament to responsible living.

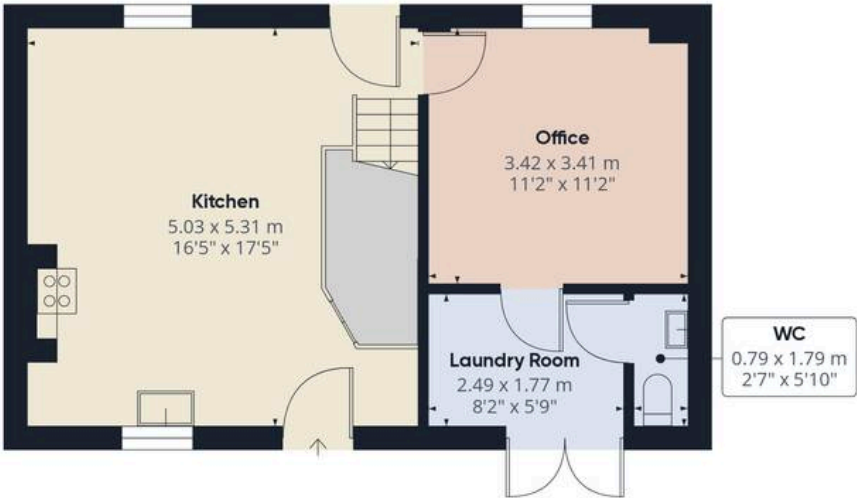












Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

141.26 m²
1520.51 ft²

Reduced headroom

1.13 m²
12.21 ft²

(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.

GIRAFFE360



Floor 2 Building 1



Ground Floor Building 2



JP Harll

J P Harll Estate Agents, 24 Finkle Street – YO8 4DS

01757 709955 • sales@jpharll.co.uk • www.jpharll.co.uk/

