



Park Lane, Barlow

In Excess of £300,000



Park Lane

Barlow, Selby

- Three Bedroomed Detached Home with Store
- Lounge with Open fire
- Kitchen, Utility & Ground Floor Cloaks/W.C
- Generous South Facing Rear Garden
- Oil Fired Central Heating, Mains Electricity
- Mains Water, Mains Sewerage
- Freehold
- Council Tax Band 'D'
- EPC Rating 'D'



Park Lane is situated within the heart of Barlow; a popular residential location for families as there are a good nursery, primary and village amenities – including village and social club and lovely scenic walks in the protected Barlow Common and Skylark Nature Reserve. Over the threshold and into the front entrance hall, doors lead off to the lounge and kitchen and the staircase leads up to the first-floor accommodation.

The generous lounge offers a light and airy feel during the summer, with lovely views across the front garden and in winter it offers cosy nights in by the open fire. The lounge is open to the dining room.

The formal dining room is situated at the rear of the home, and is of a generous size. Currently set for four, this room invites the whole family and friends to gather and enjoy some important quality time together. French doors lead out to the conservatory which boasts UVA protected ceiling glass and French doors which lead out onto the rear patio.

Cook up a feast for all the family to enjoy in the kitchen, which includes an Electric double oven and induction hob with cooker hood over. Plenty of storage units, a 1 ½ bowl, single drainer, Stainless-Steel sink unit, space for a fridge/freezer and dishwasher. A door leads to the dining room and utility and hall.

The utility is a single skin brick extension, which offers a single bowl, single drainer, stainless-steel sink unit, space for a washing machine and tumble drier. A door leads to the ground floor w.c. and personnel door to the garage. The garage has been adapted with an internal wood framed partition to provide two separate storage areas. One accessible from the house and the other via the up and over door.







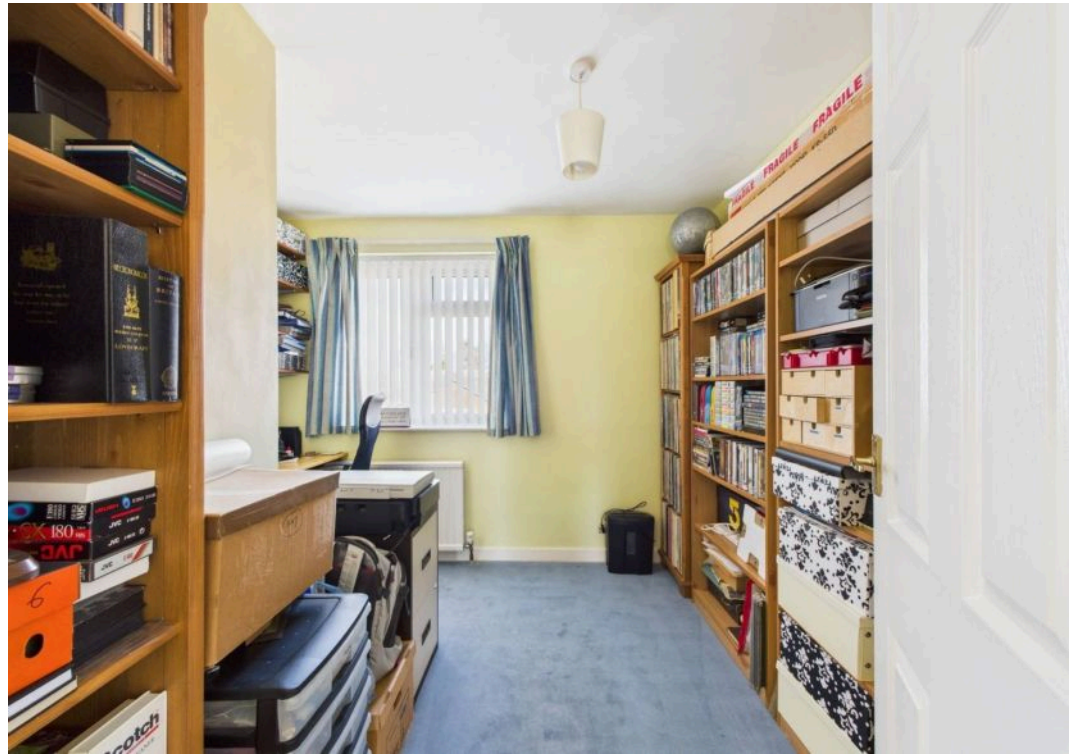
Upstairs has a spacious landing with doors off to all the bedrooms, family bathroom and linen cupboard (formally the airing cupboard.)
The generous master bedroom has space for the largest of beds. There is a further 'double' bedroom and a single third bedroom.

The family bathroom is partially tiled with an attractive border. It comprises: panel bath with shower over, pedestal wash hand basin and a close coupled w.c.

To the front of the property, the garden is mainly laid to lawn, with mature hedge and borders. A concrete, double width drive provides parking for multiple vehicles and leads up to the adjoining converted garage.

The predominately, South facing garden, is a private retreat, with large, mature borders, specimen fruit trees and vegetable patch. The garden offers several seating areas, including two patio areas, but under the trees is also a perfect shady spot to enjoy a good book.

A garden shed and greenhouse provide extra storage.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

115.58 m²
1244.07 ft²

Reduced headroom

1.23 m²
13.19 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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