



Sycamore Road, Barlby, YO8 5XB
£240,000



Sycamore Road

Barlby, Selby, YO8 5XB

- Three Bedroomed Detached Bungalow
- 67 Sq. M/ 721 Sq. Ft.
- Good Size Plot With South Facing Rear Garden
- Detached Brick Garage
- Mains Water. Mains Drainage
- Mains Gas Central Heating System. Mains Electricity
- Brick Built Construction
- FREEHOLD
- EPC Rating 'D' (59)
- Council Tax Band 'C'



Tucked away in a tranquil corner, on a good size plot, this much loved, three bedroom, detached bungalow exudes an air of peace and comfort. With a south-facing rear garden bathing in sunlight and a detached brick built garage, this home is just what you have been waiting for.

Entering through the front entrance door and into the kitchen, take the first door on your right, which takes you straight into the open-plan lounge/dining room. The lounge boasts a bow window and electric affect fire. The dining area which is large enough for a dining table - perfect for hosting meals and Christmas.

The kitchen offers a range of wall and floor units with built in hob and oven, fridge and freezer. The stainless steel sink sits beneath the kitchen window. There is also a storage cupboard which houses the gas boiler.

As you wander back through the hall, you'll find a principal bedroom, two further bedrooms and the wet room.

Outside, to the front is an open-plan, lawned garden with large paved driveway which leads up to the detached brick built garage. The lawn wraps around the side of the bungalow to the rear. The South facing rear garden is mainly laid to lawn with patio area.

In conclusion, this three bedroom detached bungalow stands as a testament to the beauty of tranquil living, in this quiet cul-de-sac location.

Important information:

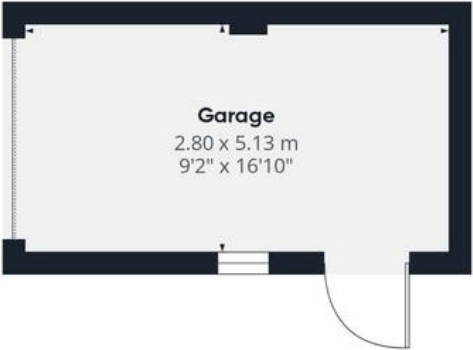
- Probate has been applied for.







Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

82.7 m²
891 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



JP Harll

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

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

