



Pindars Way, Barlby, YO8 5XU  
£350,000





## Pindars Way, Barlby

Selby, YO8 5XU

- Four Bedroomed Detached House
- Integral Garage and Driveway Parking
- 125 Sq. M/ 1348 Sq. Ft.
- Good Size West Facing Rear Garden
- Mains Electricity Supply. Gas Central Heating
- Mains Water Supply. Mains Drainage
- FREEHOLD
- Brick Built Construction
- EPC Rating 'C' (75)
- Council Tax Band 'D'





Find your forever home in the sought after neighbourhood of Barlby, Selby. This attractive and well presented four-bedroom detached house is a dream come true for any growing family. Boasting a spacious layout with a generous 125 sq. m / 1348 sq. ft. floor area, there's plenty of room to create lifelong memories.

As you step inside, the inviting entrance hallway greets you. To your right, you'll find the spacious living room that can serve as an ideal space for relaxation with dual aspect windows ensuring the space is light and airy. There is a useful understairs cupboard accessed from the living room.

Walk further into the house, and a large open-plan kitchen and dining area awaits, perfect for hosting gatherings and entertaining guests. The stylish kitchen features all the amenities you could desire, including an Electric hob, built-in oven, and plenty of cupboard space. The dining area leads seamlessly into the conservatory and into the good size west-facing rear garden, perfect for sunny days and al fresco dining.

From the kitchen there is a separate utility room with further cupboard storage and space for washer and dryer and further rear door. From the utility room there is also a ground floor w.c.

Moving upstairs, you'll find four generously sized bedrooms, each tastefully decorated and flooded with natural light. The principal bedroom features an en-suite shower room, providing a private sanctuary for moments of tranquillity. The remaining three bedrooms offer ample space for family members or guests, and a family bathroom completes the upper floor layout.

This property also boasts an integral garage, which serves as an additional versatile space for various needs, such as a home gym, playroom, or workspace. The possibilities are endless.

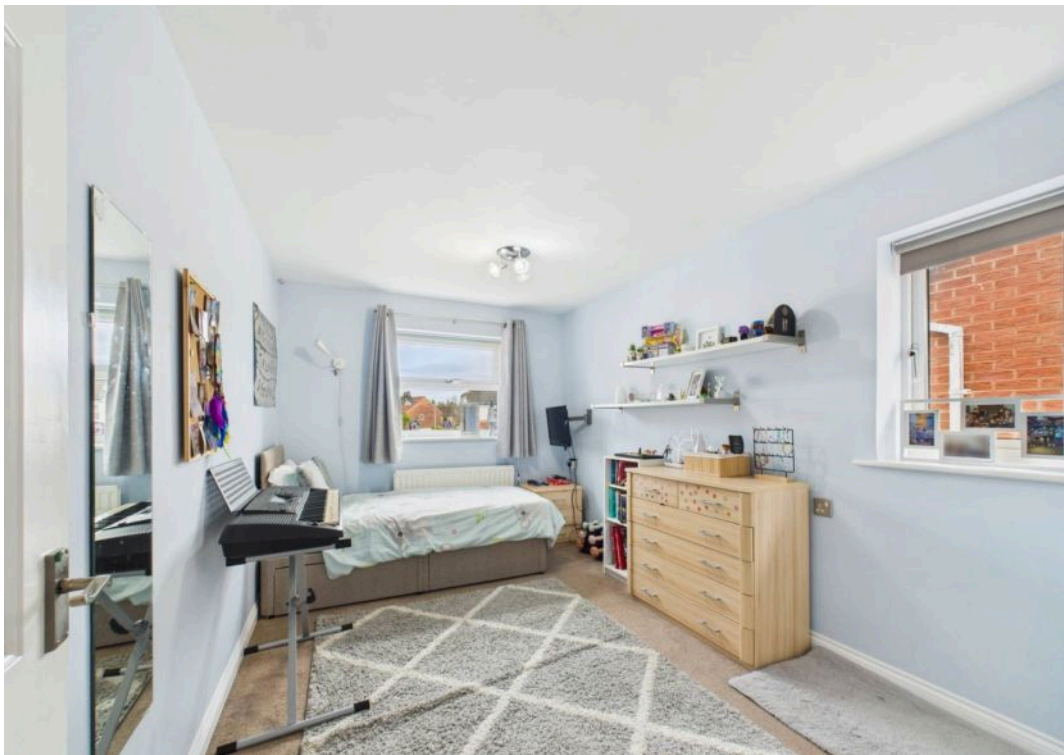












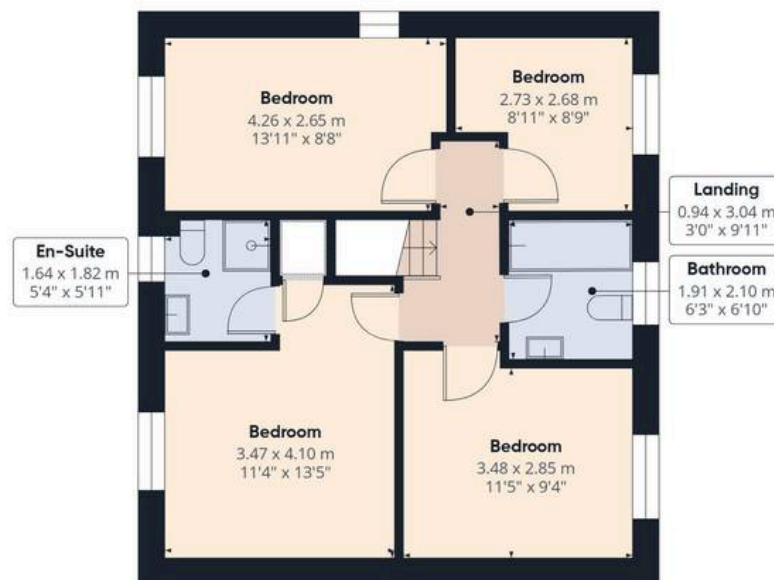


Ground Floor

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

125.3 m<sup>2</sup>

1348 ft<sup>2</sup>



Floor 1



(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.

GIRAFFE360





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