



## 28 Riverside Avenue, Barlby, YO8 5NA

Beautifully Presented Detached Property | Four Double Bedrooms | No Onward Chain | Driveway Parking For Multiple Cars | Integral Garage | Utility Room | WC | Ideal Family Home | Viewing Highly Recommended

- Beautifully Presented Detached Property
- Gas Central Heating
- Council Tax Band - D
- Utility Room & WC
- Four Double Bedrooms
- Freehold Property
- Ideal Family Home
- Integral Garage And Driveway Parking For Multiple Cars
- EPC Rating - B
- Master Bedroom With En-Suite

**Offers Over £325,000**

Jigsaw Move are pleased to present this beautifully presented detached house nestled on the charming Riverside Avenue in Barlby. The property offers a perfect blend of modern living and comfort. Built in 2020, this new build property spans an impressive 1,108 square feet, providing ample space for families or those seeking a stylish home.

Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the home and it is ideal for entertaining or relaxing with loved ones.

The heart of the home is undoubtedly the contemporary kitchen, which has been enhanced with upgraded cupboards and worktops, offering both functionality and elegance. The kitchen also includes a built in fridge freezer and dishwasher. Adjacent to the kitchen, a utility area provides extra storage and laundry space, which is always a welcome feature in a busy household and adds to the practicality of this delightful home.

The residence boasts four generously sized double bedrooms, ensuring that everyone has their own private sanctuary. The master bedroom is particularly noteworthy, featuring an en-suite bathroom that adds a touch of luxury to your daily routine. The master bedroom and the third bedroom are thoughtfully equipped with built-in wardrobes, ensuring that storage is both convenient and stylish. In addition to the bedrooms, the property includes a well-appointed bathroom and WC, making it convenient for both family and guests.

Outside, the large rear garden is a true highlight, featuring beautiful porcelain tiles and low-maintenance artificial grass, perfect for outdoor activities, gardening, or simply enjoying the fresh air. This outdoor space is ideal for family gatherings, bbqs or quiet evenings under the stars. Parking is never a concern here, as the property offers ample space for multiple vehicles, making it convenient for families with multiple cars or for hosting guests.

The property is situated within the desirable village of Barlby which hosts a range of local amenities a general grocery store, pharmacy, New Inn public house, a library, a late 19th Century Church, Barlby Community Primary School and Barlby High School. The development is minutes away from the A63 giving good road links to the A19, M62 and A1. Great regular bus service from Barlby to York & Selby and excellent rail links from Selby, York and Leeds.

With its modern design and thoughtful layout, this detached house on Riverside Avenue is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest in a family home, this residence offers everything you need for a comfortable lifestyle. Don't miss the opportunity to make this stunning house your new home.

**GROUND FLOOR ACCOMMODATION**

**Entrance Hall**

**Lounge 15'7" x 10'4" (4.76m x 3.14m)**

**Kitchen/Diner 10'5" x 16'9" (3.18m x 5.10m)**

**Utility 4'11" x 5'3" (1.49m x 1.59m)**

**WC 4'11" x 2'9" (1.49m x 0.84m)**

**FIRST FLOOR ACCOMMODATION**

**Landing**

**Master Bedroom 10'11" x 13'3" (3.32m x 4.05m)**

**Master Bedroom En-suite Shower Room 4'8" x 4'11" (1.42m x 1.50m)**

**Bedroom Two 11'2" x 10'0" (3.41m x 3.05m)**

**Bedroom Three 10'6" x 8'8" (3.21m x 2.65m)**



**Bedroom Four 9'3" x 8'9" (2.82m x 2.67m)**

**Bathroom 5'10" x 6'4" (1.78m x 1.93m)**

## **EXTERNAL**

**Garage 16'5" x 8'4" (5.01m x 2.53m)**

## **COUNCIL TAX**

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

## **HEATING AND APPLIANCES**

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

## **MAKING AN OFFER**

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

## **MEASUREMENTS**

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

## **OPENING HOURS**

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

## **PROPERTY DETAILS**

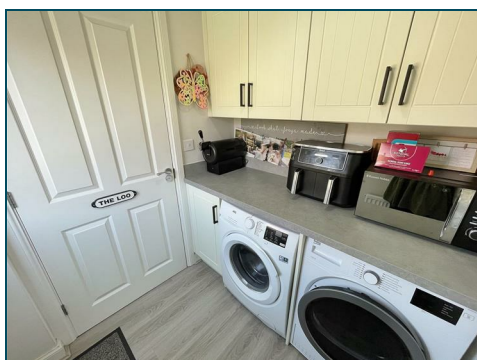
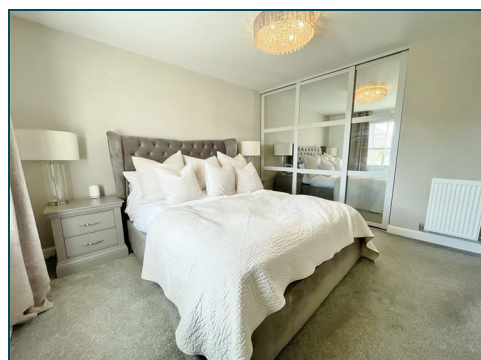
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

## **VIEWINGS**

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

## **WINDOWS**

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



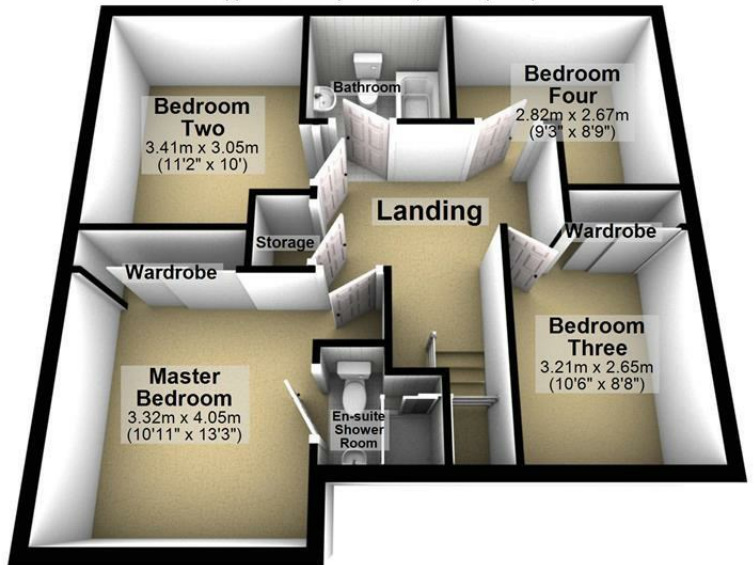
## Ground Floor

Approx. 53.9 sq. metres (579.7 sq. feet)



## First Floor

Approx. 56.7 sq. metres (609.9 sq. feet)



Total area: approx. 110.5 sq. metres (1189.6 sq. feet)

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---------------------------------------------|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            | <b>83</b> |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</b>                            |  |                            |           |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
| Current                                                         | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                                              |           |
| (81-91) <b>B</b>                                                |           |
| (69-80) <b>C</b>                                                |           |
| (55-68) <b>D</b>                                                |           |
| (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                                                 |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |



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