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# BRAMLEY AVENUE

BARLBY, SELBY  
NORTH YORKSHIRE

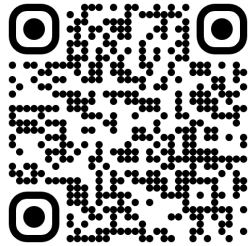


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# Bramley Avenue, Barlby, Selby



Located in the ever-popular village of Barlby, this impressive four-bedroom detached home is ideal for families seeking generous living space, modern features, and excellent commuter connections.

Set on a quiet residential street, the property benefits from a block-paved driveway leading to a single detached garage. Inside, the home offers well-balanced accommodation throughout, with standout features including a spacious extended kitchen/diner—perfect for entertaining or everyday family life—and a light-filled conservatory overlooking the rear garden.

This home also benefits from solar panels, providing an eco-friendly edge with the potential to reduce energy bills—an increasingly valuable feature for today's homeowners.

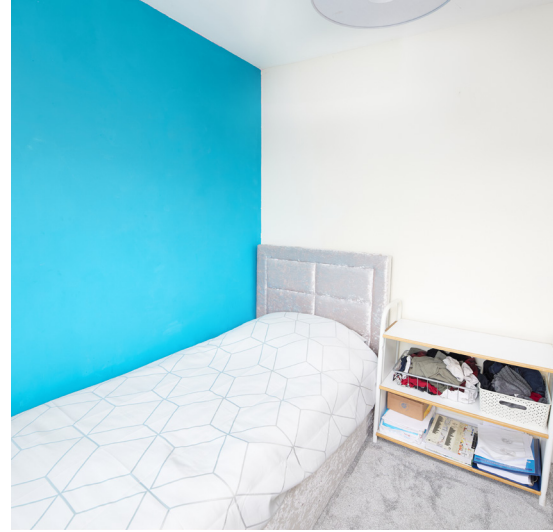
Upstairs, four good-sized bedrooms and a family bathroom complete the layout, making this a practical and inviting home for a range of buyers.

- Four Bedroom Detached Property
- Spacious Extended Kitchen/Diner
- Conservatory
- Solar Panels
- Excellent Transport Links
- Single Garage
- Off-Road Parking
- Popular Village with local amenities
- A Good Variety of Local Walks
- Ideal Location for commuting to Selby / York with excellent public transport links

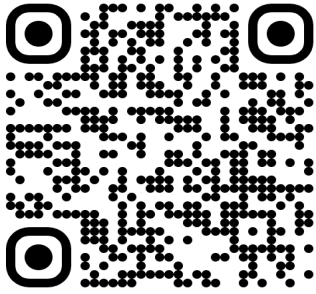






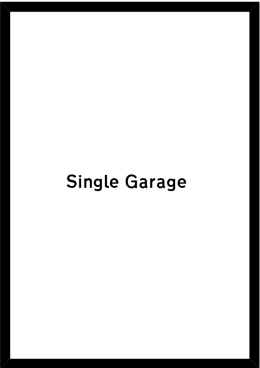




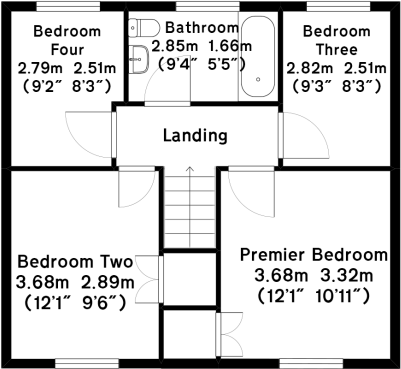
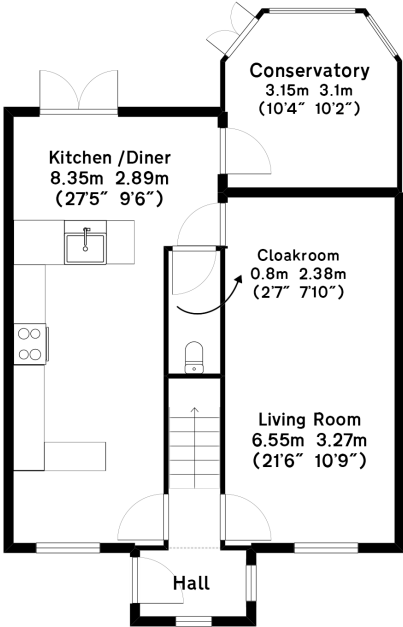


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**TOTAL FLOOR AREA**  
**107sq.m.**  
**(1152sq.ft.) approx.**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with 4Plan



# Local amenities

Barlby is a thriving village with a strong sense of community, excellent local schools, shops, and green spaces. The location offers superb access to Selby, York and the wider Yorkshire region, with convenient road and public transport links for commuting.

Perfect for commuters, Barlby is approx 12.5 miles from York centre and the train station, with regular bus services, scenic walking routes, and a direct cycle path (Route 65) connecting to both York and Selby.

Nearby Skipwith Common—a designated National Nature Reserve—offers miles of wild heathland, woodlands, and lakes to explore.

## PUBLIC TRANSPORT



NUMBER 415  
Every 15 Minutes



SELBY TRAIN STATION  
LINKS TO YORK, LEEDS, HULL  
LONDON KINGS CROSS (2H 7M)

## SCHOOLS



Barlby Community Primary School (Good)  
Barlby Bridge Primary School (Good)  
Barlby High School (Requires Improvement)  
SELBY HIGH SCHOOL (Good)  
BRAYTON ACADEMY (Outstanding)

## MAJOR ROADS



A19  
A64  
M62 / A1M

TENTURE TYPE: FREEHOLD

COUNCIL TAX BAND: D  
EPC C

LOCAL AUTHORITY:  
North Yorkshire

TA  
UK®



COULD THIS BE  
THE ONE?



# Property **Sold** Properly

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