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FLETCHERS COTTAGES

MAGAZINE ROAD,
BALBY, SELBY YO8 5BQ



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Request your viewing today,
just scan the QR Code or
contact me on the above
details



Fletchers Cottages

Magazine Road, Barlby

Selby, YO8 5BQ



This beautifully presented two-bedroom mid-terrace is located in the sought-after village of Barlby and offers an excellent opportunity for first-time buyers or landlords. The property is well-maintained and ready to move straight into, making it a fantastic option at this price point.

Inside, the home features a bright and welcoming living room, a modern fitted kitchen, two generously sized bedrooms, and a well-appointed bathroom. Outside, there are the added benefits of both front and rear outdoor spaces, providing areas to relax or entertain. The property also boasts a boiler installed just three years ago, giving buyers peace of mind.

With its attractive presentation, practical layout, and great location, this home represents superb value. Properties like this don't stay on the market for long, so early viewing is strongly recommended.

Contact us today to arrange access before it's gone!

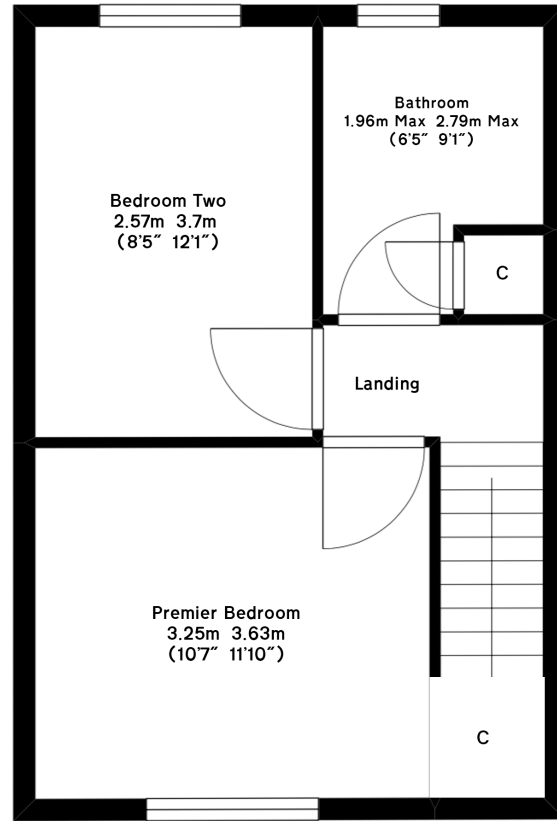
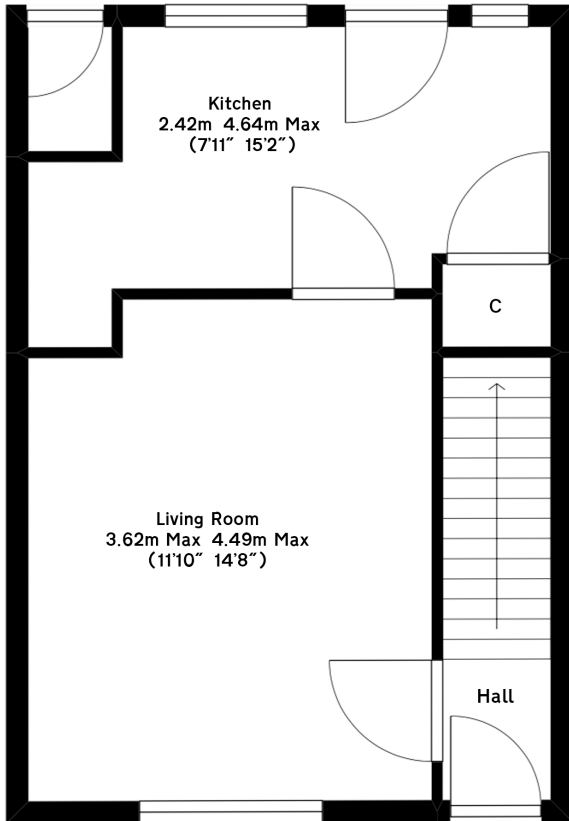
- Beautifully Presented
- New Windows Fitted Last year
- 3 Year old Combi-Bolier
- Close to Local Schools
- Outdoor space to front and rear
- A Good Variety of Local Walks
- Ideal Location for commuting to Selby / York with excellent public transport links
- Early viewing is essential so as not to miss out.











TOTAL FLOOR AREA
67sq.m.
(721sq.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 – Local Area & Community

Barlby, near Selby in North Yorkshire, is a friendly and well-connected village with a strong sense of community. Local facilities include the Barlby Library and Community Hub, which hosts activities for all ages, alongside the historic All Saints' Church. The village continues to grow with new housing developments, attracting families and professionals alike.

Schools

Barlby Community Primary School serves younger pupils, while Barlby High School, part of the Hope Sentamu Learning Trust, offers GCSEs and BTECs for ages 11–16. Both schools are well regarded and draw pupils from nearby villages such as Osgodby and Riccall.

Transport Links

Barlby benefits from excellent connectivity. The A19 and A63 provide quick road access to Selby, York and Leeds, while Selby station offers rail services to major cities. The 415 Arriva bus runs every 15 minutes to York, reaching the city centre in around 35–40 minutes, making commuting straightforward.

PUBLIC TRANSPORT



NUMBER 415
NUMBER 4A



SELBY TRAIN STATION 1.5km
LINKS TO SELBY, YORK, LEEDS, HULL
AND LONDON KX

SCHOOLS



Barlby Primary School (Good)
Barlby Bridge Primary School (Good)
Selby High School (Good)
Barlby High School (Good)
Brayton Academy (Outstanding)

MAJOR ROADS



A19
A63
A64

TENTURE TYPE: FREEHOLD

COUNCIL TAX BAND: A
EPC D

LOCAL AUTHORITY:
North Yorkshire

TA
UK®



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THE ONE?



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