



HUNTERS[®]
HERE TO GET *you* THERE

28 The Laurels, Barlby, Selby, YO8 5LW

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Asking Price £395,000

DESCRIPTION

NO ONWARD CHAIN. Hunters Selby are delighted to offer for sale this executive beautifully well presented recently renovated six-bedroom detached home situated within the sought after village of Barlby. The property benefits from a new boiler with a transferrable warranty until February, 2027 which is controlled by Hive, new inverted hot water tank, with a transferable warranty until February 2042, UPVC double glazing, CCTV system and briefly comprises an entrance hall, downstairs cloakroom/w.c, snug, utility room, dining room, living room, brand new kitchen with pantry and electrical kitchen appliances (installed in 2020) including combi-oven (microwave), double oven, plate warmer, integrated fridge/freezer and dishwasher, plus Insinkerator Kettle Tap, fresh-water filter and food waste disposal unit to the ground floor. To the first floor bedroom four with en-suite bathroom, three further bedrooms and a family bathroom. To the second floor bedroom one with en-suite bathroom and one further bedroom. To the front of the property there is a driveway with 7 kw electric vehicle charge point along with a garden laid to lawn with shrub borders. To the rear of the property there is a patio area with shed and a further garden laid to lawn with fencing around the perimeter. Viewing highly recommended to appreciate the accommodation on offer. Call Hunters (Selby), seven days a week to book a viewing.

LOCATION

Barlby is a charming village that allows for convenient access to both York and Selby. The village is served by a local convenience store, pharmacy, high school, primary school and public house. Barlby is a popular village with easy access to Selby, York, Howden and also easy access to the A163, A19, A63 road networks.

DIRECTIONS

From Selby take the A19 in the direction of York. At the roundabout take the 1st exit onto Barlby Road, continue onto York Road then turn left The Laurels where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; E
EPC Rating : C

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The Laurels, Barlby, Selby, YO8

Approximate Area = 1840 sq ft / 170.9 sq m

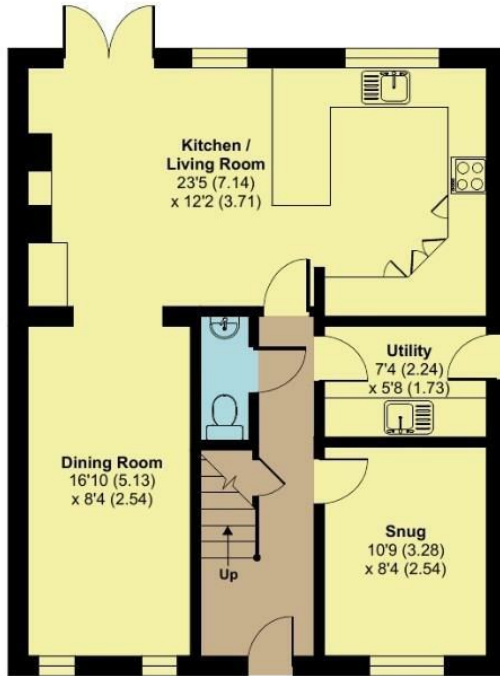
Limited Use Area(s) = 15 sq ft / 1.4 sq m

Total = 1855 sq ft / 172.3 sq m

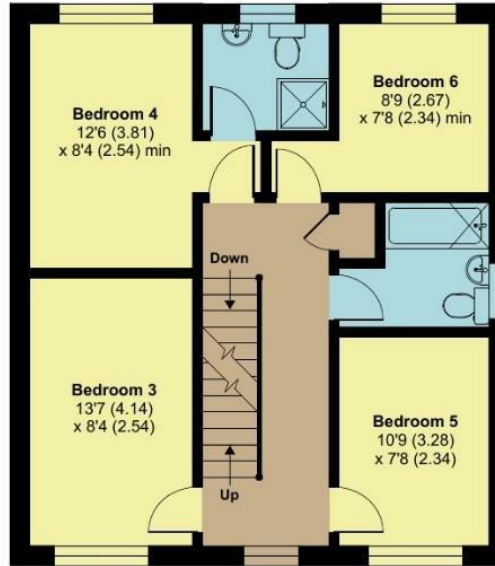
For identification only - Not to scale



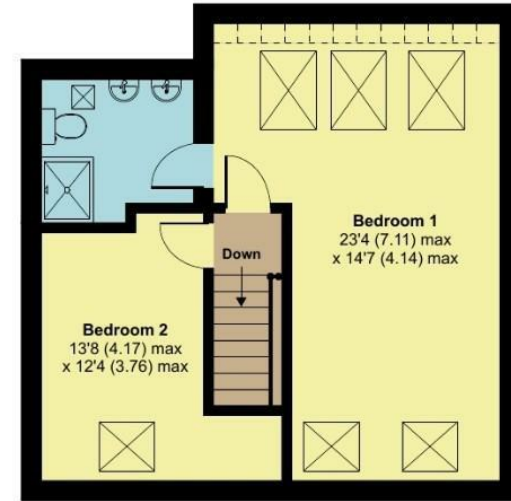
Denotes restricted head height



GROUND FLOOR
APPROX FLOOR
AREA 65.5 SQ M
(705 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 58.2 SQ M
(627 SQ FT)



SECOND FLOOR
APPROX FLOOR
AREA 47.2 SQ M
(508 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Hunters Property Group. REF: 1099907

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80
	EU Directive 2002/91/EC	
	England & Wales	

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





