



HUNTERS[®]
HERE TO GET *you* THERE

30 The Laurels, Barlby, Selby, YO8 5LW

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Offers Over £290,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this three bedroom detached property situated within a cul de sac position in the popular village of Barlby. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises entrance hall, downstairs w.c, lounge, snug and kitchen/dining room. To the first floor bedroom one with en-suite bathroom, two further bedrooms and a bathroom. To the front of the property there is a driveway leading to the store along with a graveled area and garden laid to lawn. To the near of the property there is a low maintenance garden with patio area, fish pond and fencing around the perimeter. Viewing comes highly recommended. 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.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; D

EPC Rating :

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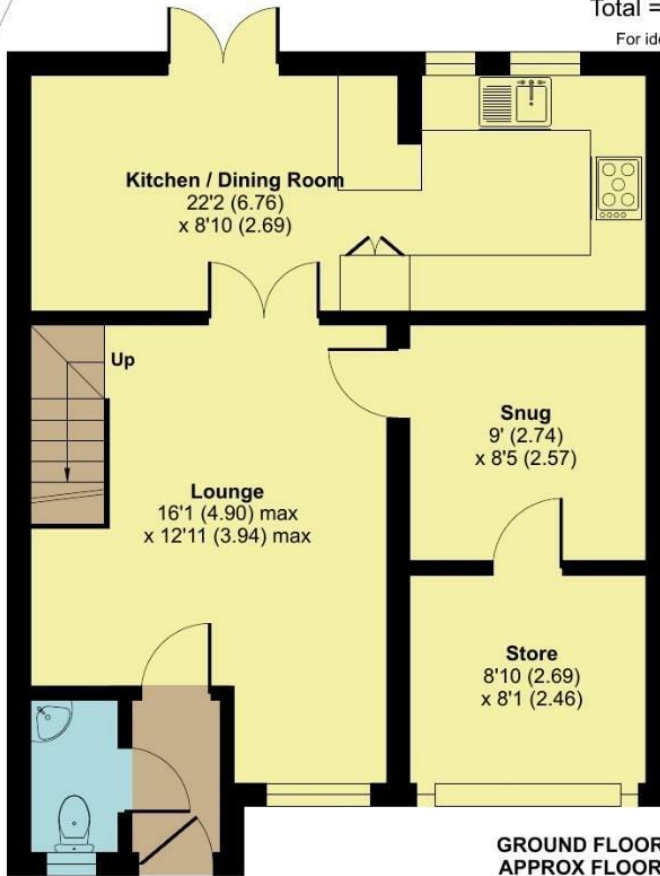
The Laurels, Barlby, Selby, YO8

Approximate Area = 1033 sq ft / 96 sq m

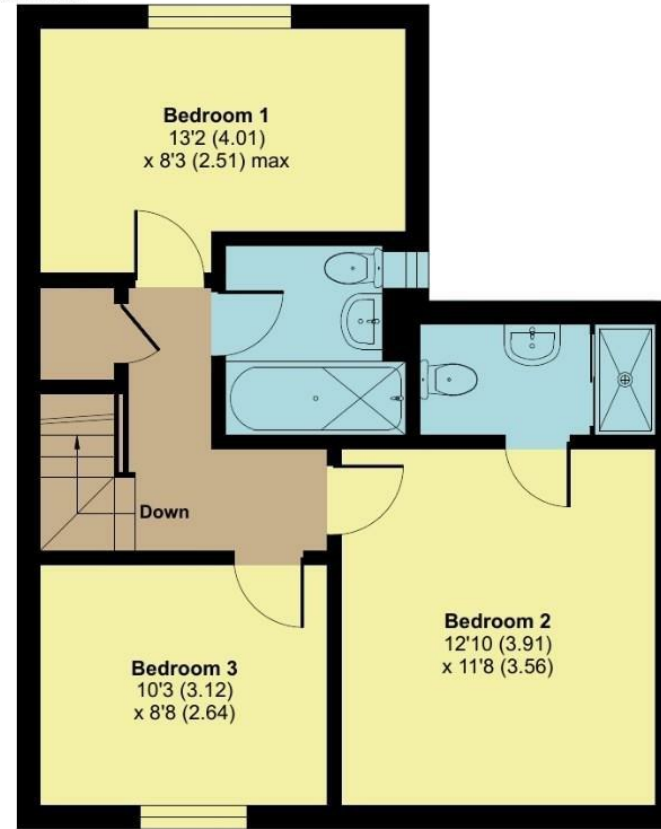
Store = 64 sq ft / 6 sq m

Total = 1097 sq ft / 102 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 47.1 SQ M
(508 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 48.7 SQ M
(525 SQ FT)



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlclicom 2024. Produced for Hunters Property Group. REF: 1104608

| 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |









