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HERE TO GET *you* THERE

14 Kings Close, Barlby, Selby, YO8 5XG



# 14 Kings Close, Barlby, Selby, YO8 5XG

## Offers Over £325,000

### **DESCRIPTION**

NO ONWARD CHAIN. Hunters Selby are delighted to offer for sale this three bedroom detached bungalow 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, living room, kitchen/dining room, bedroom one with built in wardrobes, two further bedrooms and a bathroom. To the front of the property there is a driveway leads to a garage along with a garden laid to lawn and shrub borders. To the rear of the property there is a further garden laid to lawn with patio area, shrub borders and fencing around the perimeter. Viewing comes 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 keep to the A19 York Road. Turn right onto Kings Close where the property can be identified by our Hunters for sale board.

### **Material Information - Selby**

Tenure Type; Freehold  
Council Tax Banding; D  
EPC Rating : D

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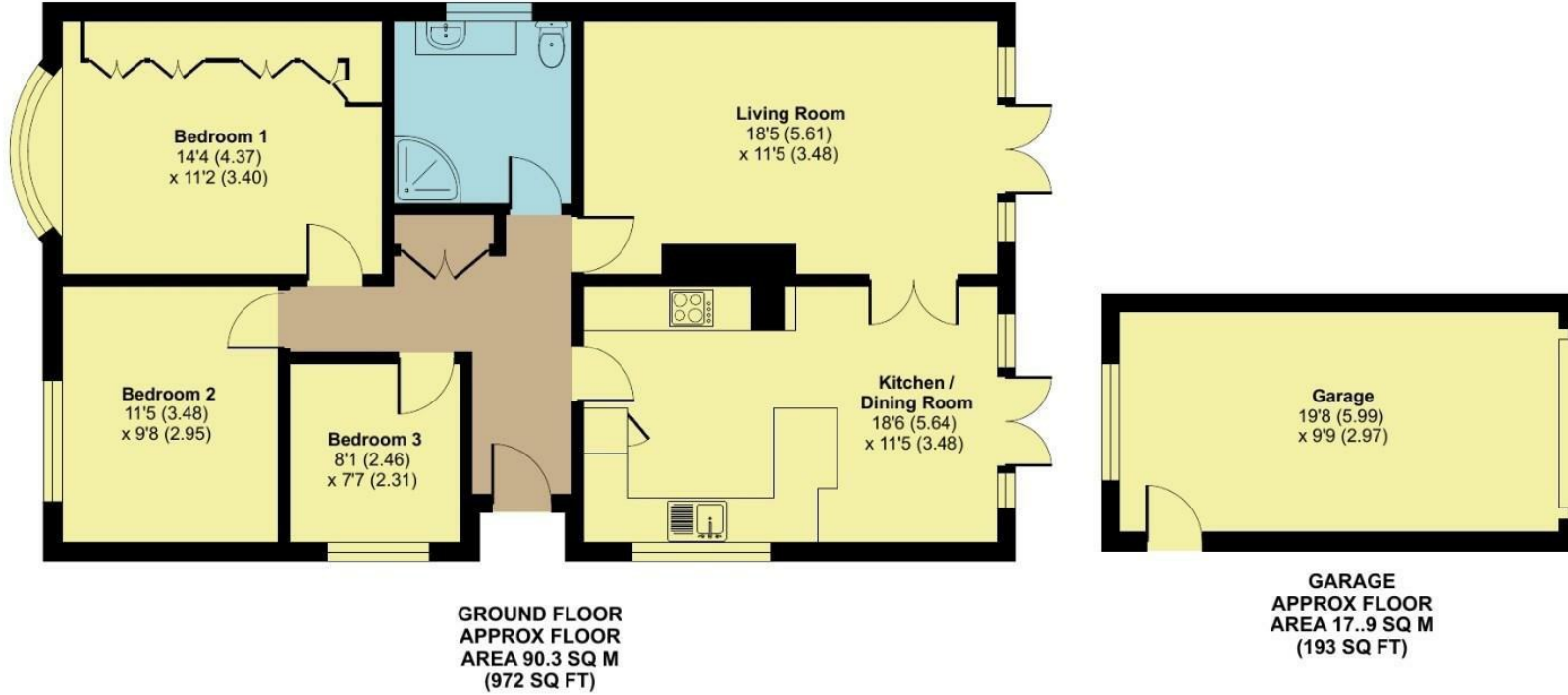
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Approximate Area = 972 sq ft / 90.3 sq m

Garage = 193 sq ft / 17.9 sq m

Total = 1165 sq ft / 108.2 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

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: 1152495

