



## KINGS CLOSE, BARLBY, SELBY, YO8 5XG

- DETACHED BUNGALOW
- THREE BEDROOMS
- GAS CENTRAL HEATING SYSTEM
- GARDENS FRONT AND REAR
- VIEWING HIGHLY RECOMMENDED
- EXCELLENT LOCATION
- CONSERVATORY
- GARAGE AND PARKING
- VILLAGE LOCATION
- EPC RATING: C

**Asking Price £325,000**

**HUNTERS®**  
HERE TO GET *you* THERE

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## DESCRIPTION

We are delighted to be able to offer for sale this extremely well presented three bedroom detached bungalow situated within the popular village of Barlby.

### DESCRIPTION

We are delighted to be able to offer for sale this extremely well presented three bedroom detached bungalow situated within the popular village of Barlby. The property benefits from a gas central heating system and double glazing and briefly comprises an entrance hall, kitchen/dining room, lounge, conservatory, three bedrooms and a bathroom. Outside are beautiful gardens to the front and rear and a driveway leading to the garage. Viewing comes highly recommended.

### 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, 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. Turn left at the roundabout to Barlby Village, continue along Barlby Road and through the village. Take the left hand turn onto Kings Close.

### Material Information - Selby

Tenure; Freehold.

Council Tax Banding; D

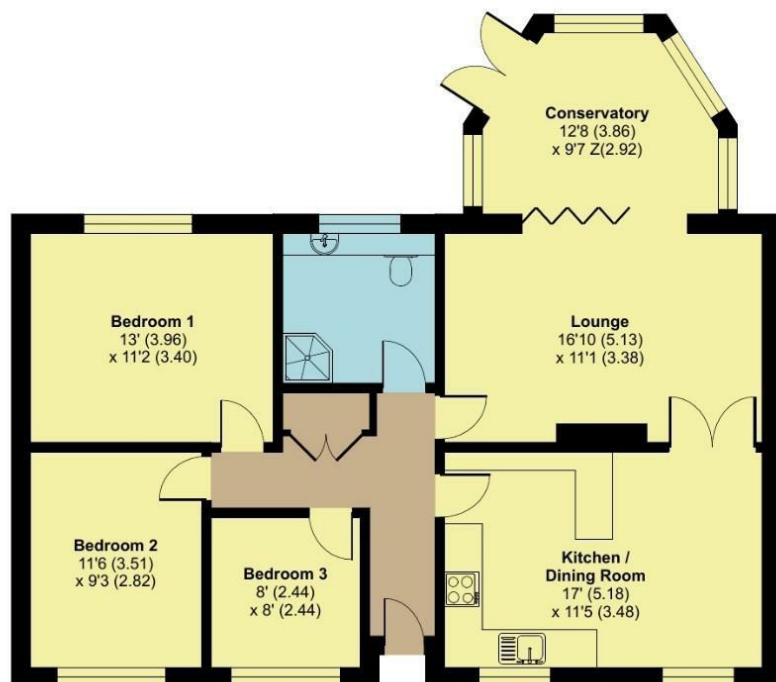




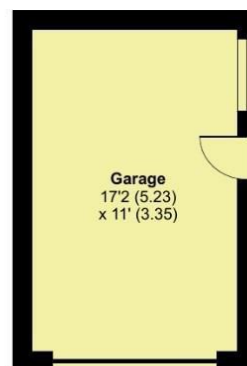
# Kings Close, Barlby, Selby, YO8

Approximate Area = 1207 sq ft / 112.1 sq m (includes garage)

For identification only - Not to scale



**GROUND FLOOR  
APPROX FLOOR  
AREA 94.6 SQ M  
(1018 SQ FT)**



**GARAGE  
APPROX FLOOR  
AREA 17.5 SQ M  
(189 SQ FT)**

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            | <b>86</b> |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  | <b>71</b>                  |           |
| (55-68) <b>D</b>                            |  |                            |           |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2022. Produced for Hunters Property Group. REF: 967454

## Viewing

Please contact our Hunters Selby Office on 01757 210884 if you wish to arrange a viewing appointment for this property or require further information.

23 Finkle Street, Selby, YO8 4DT

Tel: 01757 210884 Email:

selby@hunters.com <https://www.hunters.com>

