



HUNTERS[®]
HERE TO GET *you* THERE

9 Hawthorn Drive, Barlby, Selby, YO8 5LQ

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Asking Price £250,000

DESCRIPTION

NO ONWARD CHAIN. Hunters Selby are delighted to offer for sale this three bedroom detached dorma bungalow situated within the popular village of Barlby. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises entrance hall, bathroom, lounge/dining room, kitchen, utility room and bedroom to the ground floor. To the first floor there is two further bedrooms. To the front of the property 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 low maintenance garden with 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, 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, through the village and take the right hand turn onto Hawthorn Drive which the property is located on the left hand side identified by our Hunters For Sale Board.

Material Information - Selby

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

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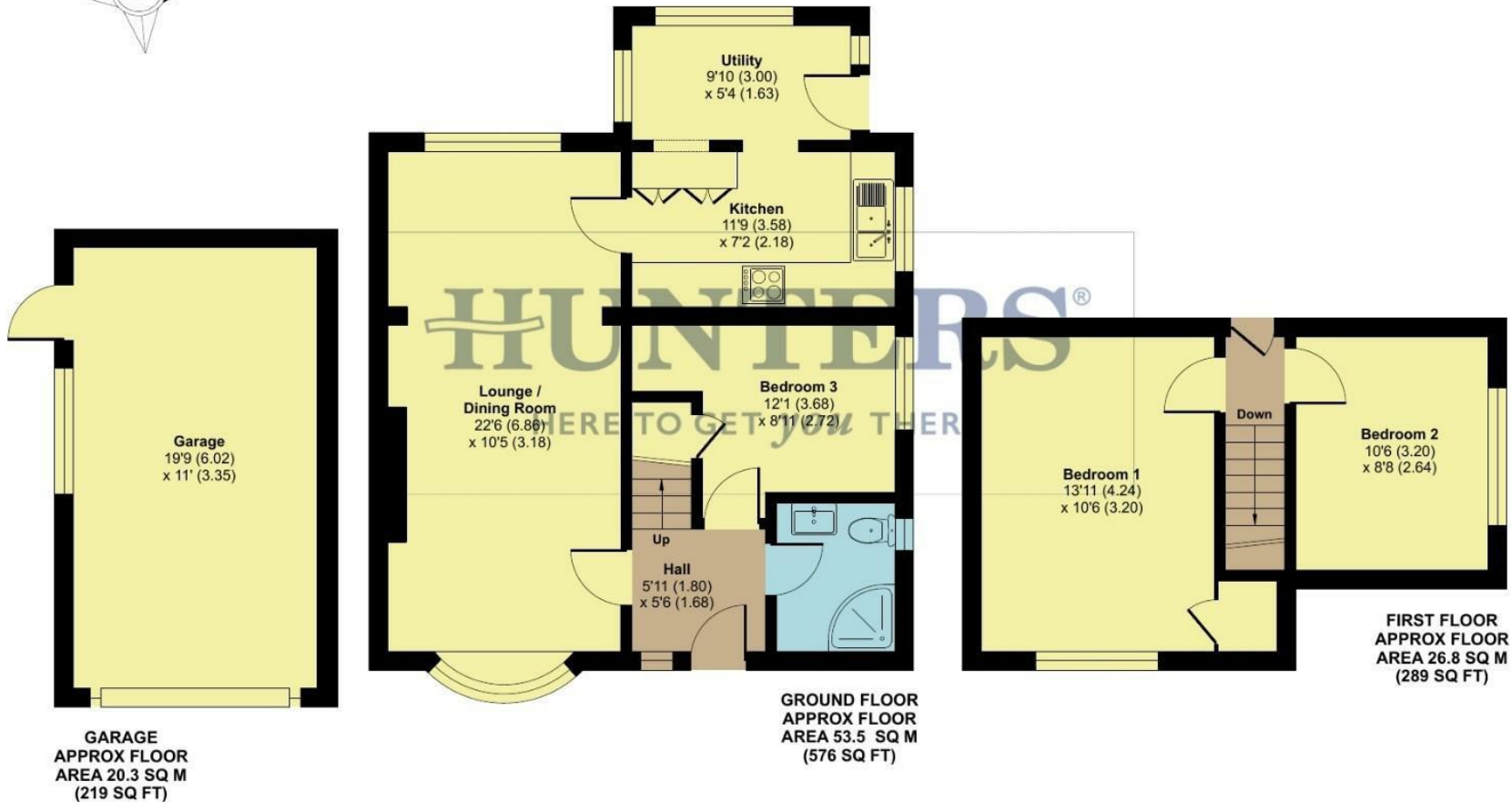
Hawthorn Drive, YO8

Approximate Area = 865 sq ft / 80.3 sq m

Garage = 219 sq ft / 20.3 sq m

Total = 1084 sq ft / 100.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hunters Property Group. REF: 1182874.



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			
		82	62
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			
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Not environmentally friendly - higher CO ₂ emissions			
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