



HUNTERS[®]
HERE TO GET *you* THERE

1 Church Court, Barlby, Selby, YO8 5BR

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Offers Over £240,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this three bedroom semi detached house situated within this popular village of Barlby. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, downstairs cloakroom/w.c, and living room with French doors to the ground floor. To the first floor bedroom one has en-suite bathroom, two bedrooms and a bathroom. To the front of the property there is allocated parking for two vehicles along with a garden laid to lawn. To the rear of the property there is a patio area further garden laid to lawn 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, 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. Continue along until reaching the new roundabout at the junction of the A63. Take the first exit onto Highfield view and then turn left onto Howden Road. Take a final right turn onto Church Court where the property is located by our Hunters For Sale Board.

Material Information - Selby

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

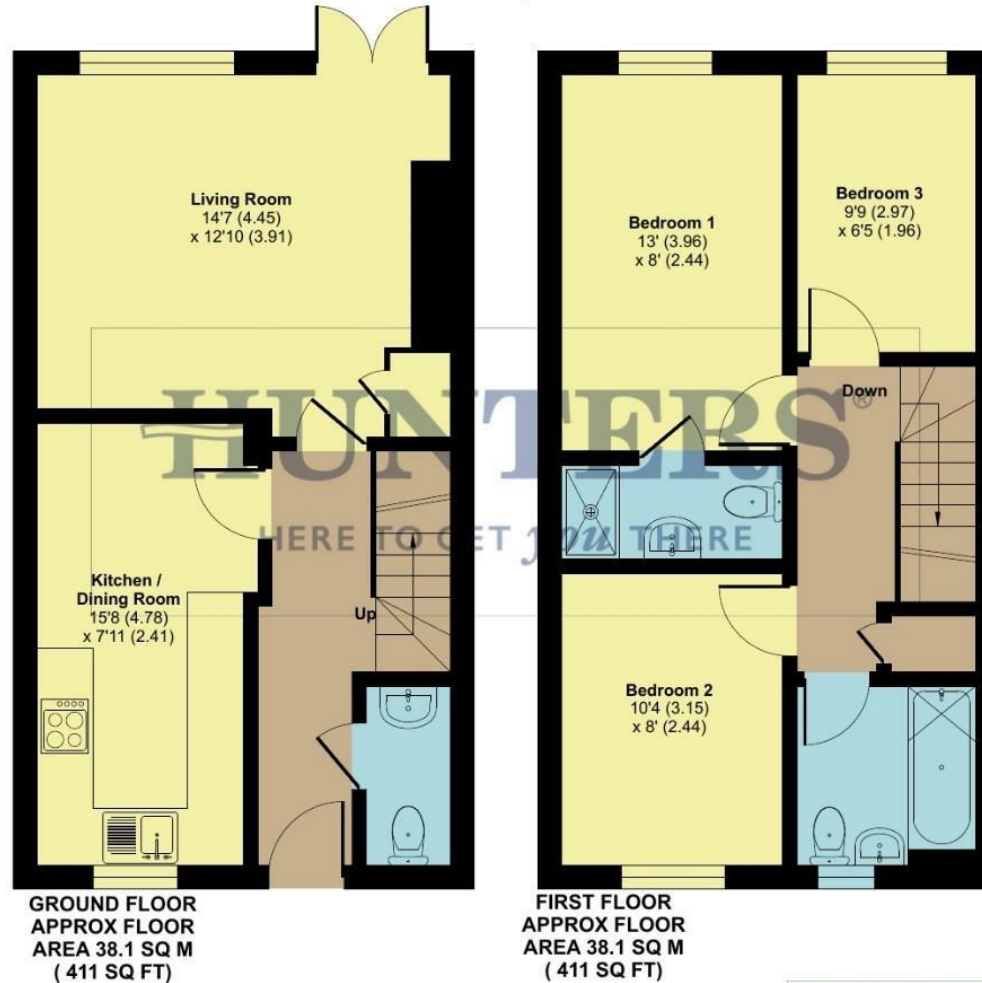
Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884
selby@hunters.com | www.hunters.com



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Approximate Area = 822 sq ft / 76.3 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). © nichecom 2024. Produced for Hunters Property Group. REF: 1188638



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			
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