



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

15 Peartree Close, Barlby, Selby, YO8 5BT

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# 15 Peartree Close, Barlby, Selby, YO8 5BT

## Offers Over £205,000

### DESCRIPTION

Ideal FTB purchase. Hunters (Selby) are delighted to offer for sale this well presented three bedroom semi-detached home situated within the popular village of Barlby. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, living room and kitchen with French doors leading into the garden. To the first floor there is three bedrooms and a family bathroom. To the front of the property there is a driveway leading to the garage along with a garden laid to lawn. To the rear of the property there is a further garden laid to lawn with patio area and fencing around the perimeter. Viewing recommended come 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, 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. Turn left onto Peartree Close where the property can be identified 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

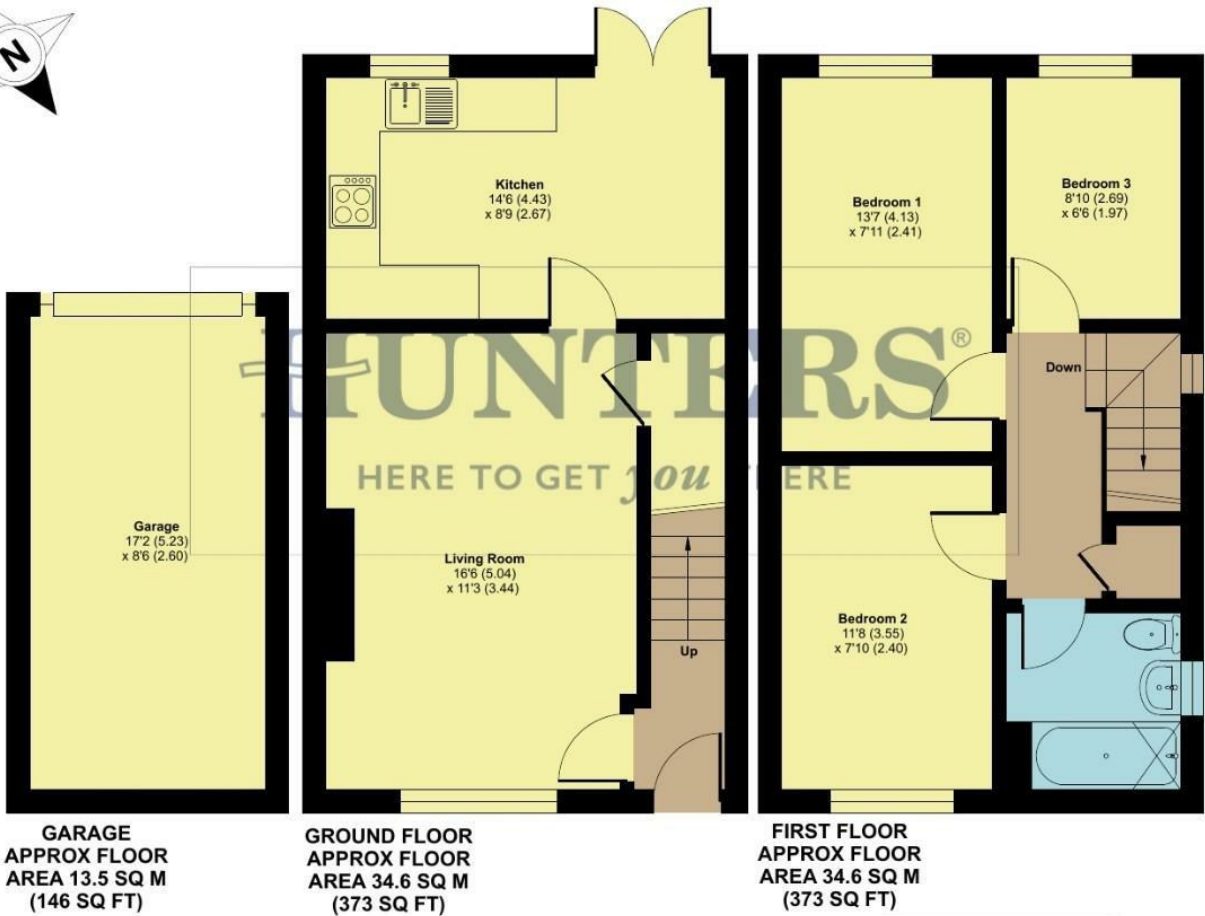
selby@hunters.com | www.hunters.com



Pear tree Close, Barlby, Selby, YO8

Approximate Area = 746 sq ft / 69.3 sq m  
Garage = 146 sq ft / 13.5 sq m  
Total = 892 sq ft / 82.8 sq m

For identification only - Not to scale



**GARAGE**  
**APPROX FLOOR**  
**AREA 13.5 SQ M**  
**(146 SQ FT)**

**GROUND FLOOR**  
**APPROX FLOOR**  
**AREA 34.6 SQ M**  
**(373 SQ FT)**

**FIRST FLOOR**  
**APPROX FLOOR**  
**AREA 34.6 SQ M**  
**(373 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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