



17 Grove Park, Barlby

Offers Over £335,000

- Spacious Detached Family Residence
- 3 Double Bedrooms (En-Suite to Bed. 1)
- Bed 4/Home Office/Play Room
- Spacious Through Lounge
- Separate Dining Room
- Brand New Kitchen (2023)
- Ground Floor wc, Utility Room
- Integral Garage
- Delightful Gardens
- EER 60 (D)

BRAND NEW KITCHEN

A deceptively spacious detached family residence, occupying generous ground tucked away in the corner of a very private cul-de-sac position.

The property welcomes you into a front entrance door which in turns gives access into the lounge or dining room to the right.

The ground floor accommodation flows well and enjoys a spacious lounge which runs the full depth of the property with French doors leading to the rear garden. There is an attractive gas fire with surround and staircase leading to the first floor arrangement.

The present owners have recently installed a brand-new kitchen, designed with a contemporary feeling in mind, enjoying matt, dove grey coloured units, with slim line marble effect work surfaces over. There's a breakfast bar, and a number of built in Zanussi and Neff appliances, including an induction hob with extractor hood overhead, oven below, plus integral fridge and full size dishwasher.

There's side door access, and a large double glazed window adjoining the rear elevation, providing ample, natural lighting. The kitchen is further enhanced with under wall cupboard spot lights, and plinth lighting to base units, in addition to newly plastered and painted walls and ceiling.

In 1996, the previous owners converted the existing garage into a good size dining room which can also be used for a range of different purposes depending on the individual(s) requirements. The owners have enhanced the dining area by redecorating in a modern colour and brand new flooring, which continues through into the kitchen area.

The previous owners carried out work to add a two storey extension creating a utility room and downstairs wc in addition to the replacement single integral garage. The first floor of the extension creates a valuable space which has previously been used as a fourth bedroom, yoga/gym room, home office and play room. There is great eave space for storage, two double glazed Velux window and solid flooring.

To the main part of the property, the first floor landing serves three double bedrooms and house bathroom. The main bedroom is located to the rear of the property and enjoys a range of built in fitted wardrobes, finished with elegant décor and further complemented by a en suite shower.

Bedrooms two and three both benefit from a double glazed window and central heating radiator. The internal accommodation is completed by a bathroom with a modern three-piece suite enjoying beautiful tiling and shower over the inset bath.

Externally the property will be found set back from Grove Park, occupying a generous plot and secluded position within the village. A shared driveway leads off to the left into the property's driveway, providing off street parking for several motor vehicles. Direct access into the garage is available via a manual up and over door, having power and lighting inside.

The front garden is a huge selling point for the property, being predominantly laid to lawn and enclosed to all sides by low level brick and wrought iron style fencing. A number of shrubs and established trees ensure privacy.

The rear of the property can be accessed by a path to the right hand side of the house leading to a good sized garden with lawned area and raised patio area for outdoor dining or relaxing. The boundaries are enclosed to all three sides by fence panels with a second patio area immediately from the house.

Barlby the village itself offers a good range of local amenities which include a Nisa local store, pharmacy and village pub. There is excellent access to the Selby and York via the A19 and the nearest station is Selby (1.9 miles). The property lies close proximity to excellent school catchment areas including Barlby High and Selby. The bus service offers a flowing service to both Selby and York, running every 15 minutes with the bus stop only a stones throw away from the property.

This property is a perfect example of a spacious family home with generous outdoor space and is perfect for those buyers who value a peaceful and quiet setting. An early inspection is highly advisable. All viewings are strictly via appointment only.

EER- 60 (D)

Tenure - Freehold

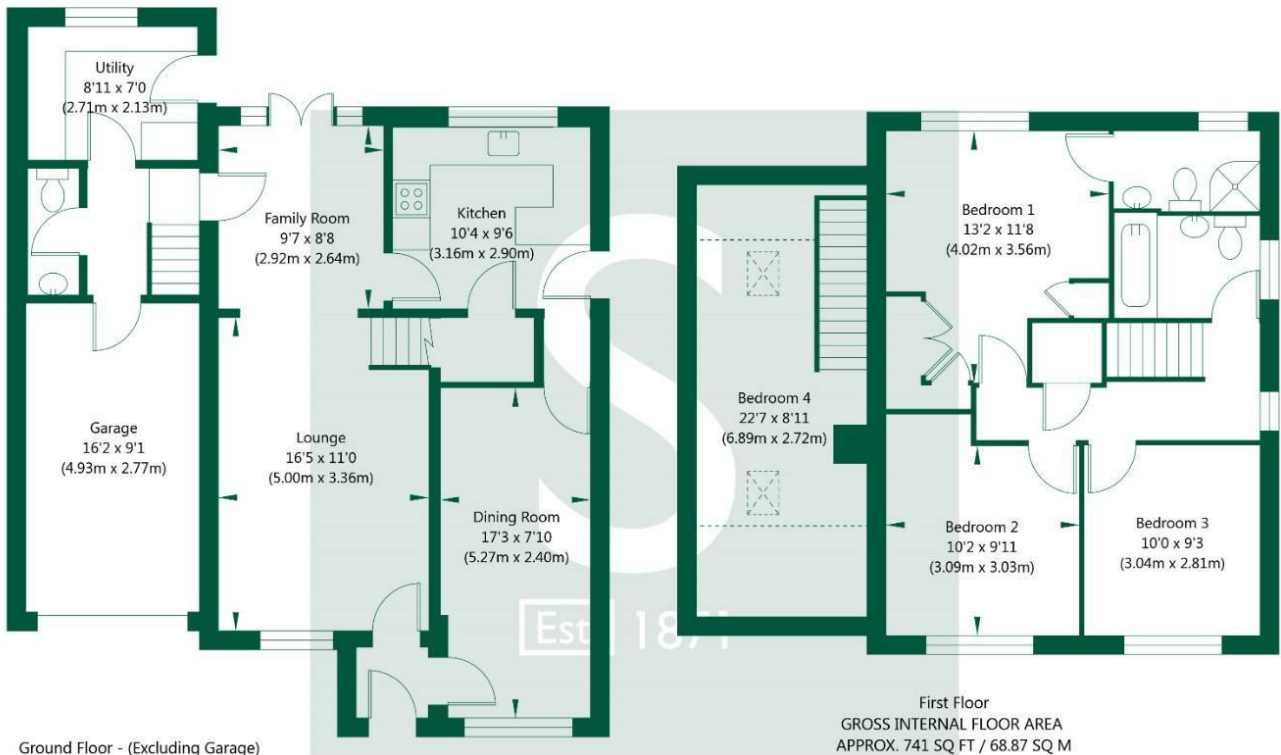
Council Tax - Selby Council Band - D

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

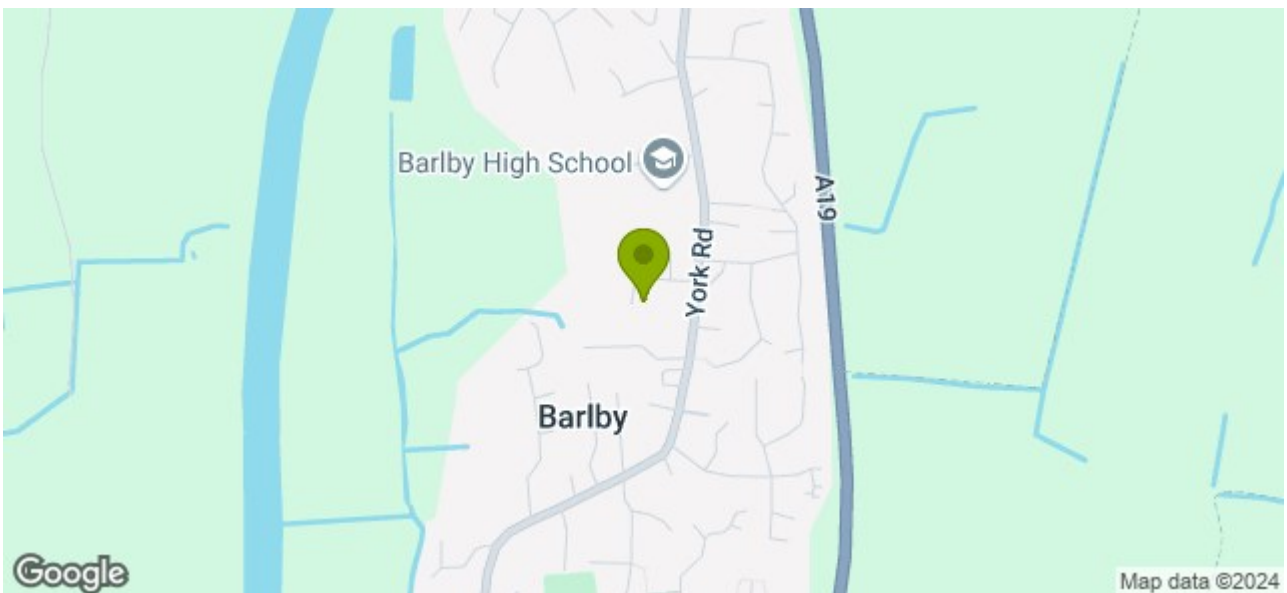




Grove Park, Barlby, YO8 5LP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1446 SQ FT / 134.37 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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