



## 42 East View Barlby Road, Selby

£250,000

- Comprehensively Modernised
- Kitchen/Dining Room
- Modern Bathroom/WC
- Over 1200 Sq. Ft. of Internal Accommodation
- Ground Floor Cloaks/WC
- Detached Garage
- Lounge
- 3 Well Proportioned Bedrooms
- EER 60 (D)

A comprehensively modernised property, enjoying over 1,200 sq. ft. of internal accommodation with a detached single garage and off street parking.

The present owners have carried out a significant programme of renovation works which has seen the entire house modernised and the ground floor reconfigured. In summary, the works include a brand new kitchen, bathroom, full re-wire and new gas central heating boiler.

The property welcomes you into a front entrance door, having a ground floor cloakroom wc to the left and a turned staircase leading to the first floor landing. A door to the right from the hallway, leads into an impressive open plan living kitchen area and separate sitting room. The present owner removed the wall dividing the kitchen and former dining room to create a wonderful open plan living space.

The kitchen design enjoys a contemporary range of shaker style wall and base units with oak effect work surfaces over. There is a built in dishwasher, ceramic hob with extractor hood above and oven below. There is sufficient space to facilitate dining room furniture and create a snug style area. Either side of the original chimney breast are built in storage cupboards, which have been crafted perfectly to maximise storage. Located off the kitchen is a useful walk in pantry, currently housing the gas central heating boiler and providing some excellent storage space.

Positioned to the front of the property is a cosy yet spacious lounge, having a double glazed window to the front and ample space to facilitate appropriate lounge furniture.

To the first floor, the property is further enhanced by three well-proportioned double bedrooms and house bathroom with a separate walk in large storage cupboard. All three bedrooms benefit from brand new carpets, a double glazed window and new central heating radiator.

The internal accommodation is completed by a stunning house bathroom, comprising an inset bath with shower attachment over and half glass screen, vanity hand wash basin and low flush wc. All three walls are fully tiled, in addition to a frosted double glazed window and chrome heated towel rail.

The property fronts directly onto Barlby Road having a pedestrian access through a gated entrance onto a central pathway which leads up to the front door of the property. Either side of the pathway are separate lawned areas with surrounding herbaceous borders and fenced and tree lined front boundaries.

There is pedestrian and vehicular access at the rear off Ash Lane which in turn accesses a rear flagged hardstanding which provides off street parking in addition to a detached single garage with up and over garage door. A gated access from the driveway leads through into the rear garden which again has a central flagged pathway and a patio which adjoins the rear elevation providing ample space for garden furniture. The property has a rectangular rear lawn with surrounding herbaceous borders in addition to fence and tree lined boundaries.

All mains services are understood to be installed to the property.

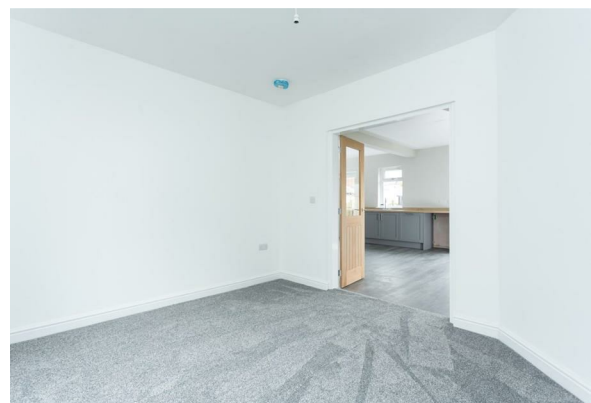
The property represents a wonderful opportunity to those looking to acquire a newly renovated spacious property with generous outdoor space. The property is being offered for sale with both vacant possession and no onward chain.

EER- 60 (D)

Tenure - Freehold

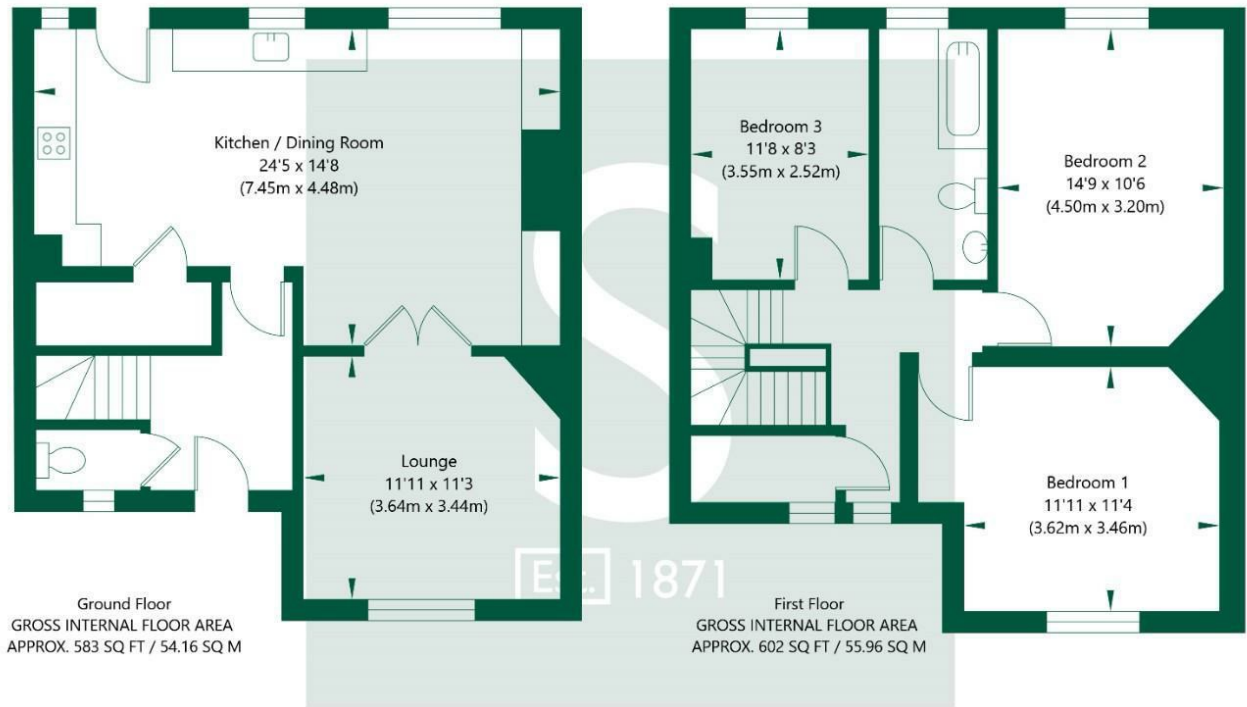
Council Tax - Selby Council Band - B

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

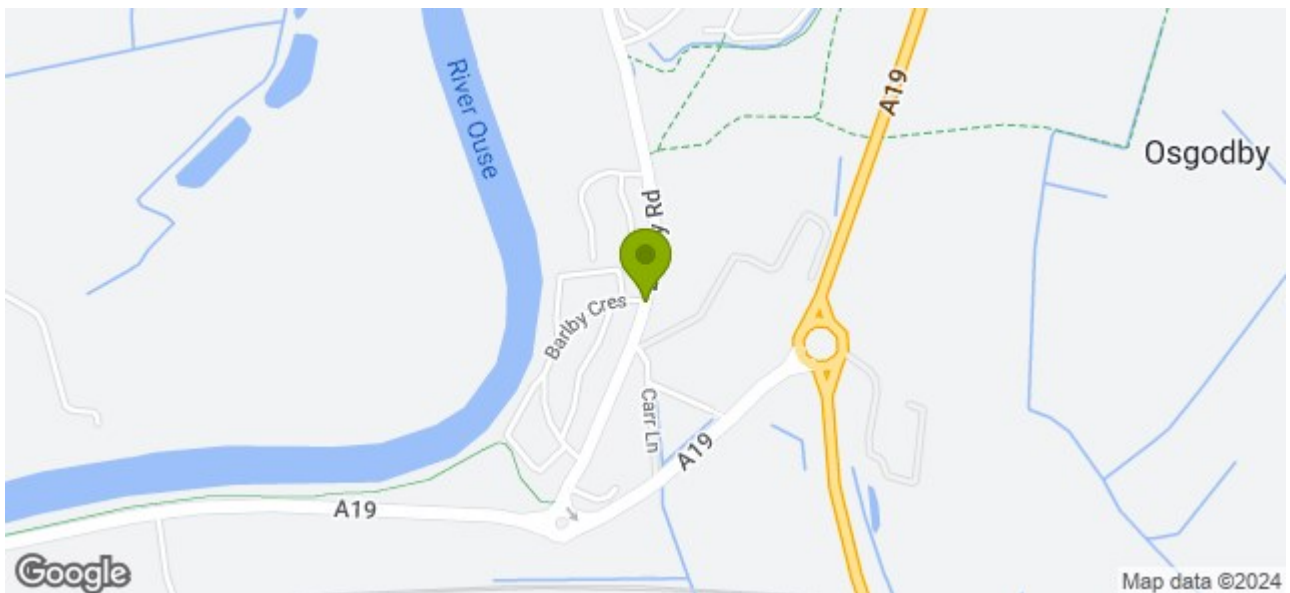




East View, Barlby, YO8 5BA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1185 SQ FT / 110.12 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
www.exposurepropertymarketing.com © 2024



**Stephensons**

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

N Lawrence

