

Landing Close, Barlby SELBYYO8 5LG



welcome to

Landing Close, Barlby SELBY

A spacious three bedroom detached property in the village of Barlby, North Yorkshire. Offering you generous amounts of space in all living areas as well as outside space. Close to local amenities and the use of public transport.





We warmly welcome you a three-bedroom, detached property in the village of Barlby.

As you enter the property you begin with the entrance hall, complimented with laminated flooring, leading you into the generous size lounge. The lounge is fitted with carpets and a ready to use Television point. The kitchen offers you ample cooking/storage space, fitted with an interrogated oven, electric hob and extractor fan. To tribute to the size of the kitchen, you have space for a dining table, as well as a utility room. Leading to the first floor, offers an accessible loft hatch and airing cupboard, giving space for storage. Two bedrooms are double in size, all fitted with carpets, the third bedroom is a single size also with carpet. The family bathroom on the first floor offers a bath and electric shower and complimented by the tiled wall and vinyl flooring. The central heating to this property is run via an air to heat source pump.

This property offers both front and back gardens. The rear garden occupied with patio boasts with capacious space and easy maintenance. Alongside comes an outbuilding; this gives you extra storage.

Entrance Porch

Lounge

15' 4" x 14' 6" (4.67m x 4.42m)

Kitchen/Diner

14' 6" x 7' 8" (4.42m x 2.34m)

Utility Room

6' 10" x 6' 9" (2.08m x 2.06m)

Landing

Bedroom One

13' 4" x 8' 7" (4.06m x 2.62m)

Bedroom Two

9' 9" x 8' 5" (2.97m x 2.57m)

Bedroom Three

6' 9" x 5' 10" (2.06m x 1.78m)

Bathroom

Front Garden

Rear Garden

Parking











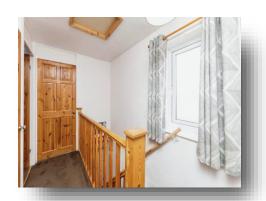
welcome to Landing Close

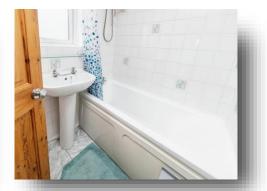
- Detached House
- Three Bedrooms
- Driveway
- Enclosed Rear Garden
- Sought-After Area

Tenure: Freehold EPC Rating: D

offers over

£245,000







Hall Rowden Rd

Barlby Community

Barlby Primary School

Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SEL107918



Property Ref: SEL107918 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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william h brown

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