



**Stable Road, Barlow Selby YO8 8LX**

**welcome to**

**Stable Road, Barlow Selby**

Spacious 4 bedroom semi-detached house with stunning rear garden views,



We are delighted to present this spacious 4-bedroom semi-detached family home, offering modern living with a welcoming entrance hall, a downstairs bathroom, and a large lounge/diner featuring a fireplace, laminate flooring, and French doors leading to the rear garden. The fitted kitchen includes wall and base units, a gas hob, integrated cooker, and spotlights, while the generous conservatory also opens onto the garden. The property boasts four bedrooms, with the master and second bedrooms both enjoying en-suite bathrooms. A family bathroom with a bathtub and overhead shower, along with a well-maintained rear garden featuring artificial grass, open views, and a patio area, add to the home's appeal. Completing the offering is a garage with both front and rear access. Ideal for families, this home provides generous space, comfort, and excellent indoor-outdoor living. Contact us today to arrange a viewing!

### **Entrance Hall**

### **Cloakroom**

### **Lounge/Diner**

23' 2" max x 12' 4" max ( 7.06m max x 3.76m max )

### **Kitchen**

14' 5" Lshape x 13' 3" max ( 4.39m Lshape x 4.04m max )

### **Conservatory**

20' 10" max x 8' 10" max ( 6.35m max x 2.69m max )

### **Landing**

### **First Bedroom (First Floor)**

12' 9" x 10' 7" ( 3.89m x 3.23m )

### **En-Suite**

### **Second Bedroom (first Floor)**

9' x 8' 8" into recess ( 2.74m x 2.64m into recess )

### **Third Bedroom (second Floor)**

14' 11" x 10' 6" ( 4.55m x 3.20m )

### **En-Suite**

### **Fourth Bedroom (Second Floor)**

14' 10" x 9' ( 4.52m x 2.74m )

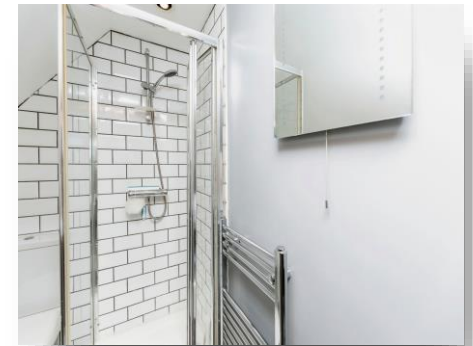
### **Bathroom**

### **Rear Garden**

### **Parking**

### **Garage**

20' x 9' 1" ( 6.10m x 2.77m )



***view this property online*** [williamhbrown.co.uk/Property/SEL108217](http://williamhbrown.co.uk/Property/SEL108217)



## welcome to Stable Road

- Semi-Detached House
- Four Double Bedrooms
- Two En-suites
- Great Size Living Space
- Garage

Tenure: Freehold EPC Rating: C

offers over

# £300,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williambrown.co.uk/Property/SEL108217](http://williambrown.co.uk/Property/SEL108217)



Property Ref:  
SEL108217 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01757 210040**



[Selby@williambrown.co.uk](mailto:Selby@williambrown.co.uk)



52 Gowthorpe, SELBY, North Yorkshire, YO8 4ET



[williambrown.co.uk](http://williambrown.co.uk)