



Sycamore Road, Barlby Selby YO8 5XB

welcome to

Sycamore Road, Barlby Selby

Charming two bedroom semi-detached house in Barlby.



This well-maintained semi-detached house offers comfortable and versatile living in the popular area of Barlby.

Upon entering, you are welcomed by an entrance hall with laminated flooring and a handy storage cupboard, leading to a spacious lounge with carpet flooring, ideal for relaxing or entertaining. The fitted kitchen features ample wall and base units, a gas hob, and cooker hood, providing a functional and stylish space for meal preparation. Stairs from the lounge lead to the first-floor landing, which is also carpeted and provides access to the bedrooms.

The house boasts two well-sized double bedrooms, both with carpet flooring and built-in storage, offering plenty of space for comfortable living. The bathroom includes a bath with an overhead shower, towel radiator, spotlights, and an extractor fan.

Outside, the property features a fully enclosed rear garden with a lawn, patio area, and a shed with power, making it an excellent space for outdoor activities or storage. The front of the house benefits from a double driveway, offering convenient off-road parking.

Located in the desirable area of Barlby, this property is close to local amenities and transport links, making it an ideal choice for those seeking a peaceful yet well-connected home. Early viewing is recommended!

Entrance Hall

Lounge

14' 8" max x 12' into recess (4.47m max x 3.66m into recess)

Kitchen

12' x 8' (3.66m x 2.44m)

Landing

First Bedroom

10' 4" max x 8' 7" max (3.15m max x 2.62m max)

Second Bedroom

12' x 8' 11" max (3.66m x 2.72m max)

Bathroom

Front Garden

Rear Garden

Parking



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welcome to Sycamore Road

- Semi-detached House
- Good Size Living Area
- Two Double Bedrooms
- Enclosed Rear Garden
- Double Driveway

Tenure: Freehold EPC Rating: C

offers over

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SEL108238 - 0005

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