



Orchard Drive, Barlby Selby YO8 5NG

welcome to

Orchard Drive, Barlby Selby

This property features parking, a modern kitchen with double doors to the garden, two double bedrooms, and a bathroom with a shower over the bath. The rear garden includes a lawn, patio, and shed. Perfect for a first home or small family



This charming mid-terraced house is perfect for a first home or a small family. It offers parking for one vehicle and features laminated flooring in the entrance hall and lounge. The ground floor includes a toilet with a sink and extraction fan, as well as a modern kitchen with wall and base units, plenty of appliances, double doors leading to the rear garden, and a five-year-old boiler.

Upstairs, there are two double bedrooms with carpet flooring and space for wardrobes, including loft access in one room. The bathroom is complete with a shower over the bath, laminated flooring, and an extraction fan. The rear garden is a wonderful space, with a lawn, patio area, shed, and convenient bin access around the side of the property.

Set in a lovely area, this home combines comfort and practicality—an excellent choice for those looking to settle in Barlby. Arrange a viewing today!

Entrance Hall

Ground Floor W/C

6' 2" x 3' 5" (1.88m x 1.04m)

Lounge

12' 10" x 11' 11" (3.91m x 3.63m)

Kitchen

12' 9" x 7' 2" (3.89m x 2.18m)

Landing

First Bedroom

12' 10" x 9' 4" (3.91m x 2.84m)

Second Bedroom

12' 10" x 7' 2" (3.91m x 2.18m)

Bathroom

6' 4" x 5' 11" (1.93m x 1.80m)

Rear Garden

Parking



view this property online williamhbrown.co.uk/Property/SEL108481



welcome to Orchard Drive

- Mid-terraced House.
- Two Double Bedrooms.
- Rear Garden With Lawn And Patio Areas.
- Perfect For First Time Buyers.
- Double Doors Leading To Rear Garden.

Tenure: Freehold EPC Rating: B
Council Tax Band: B

offers over
£180,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SEL108481



Property Ref:
SEL108481 - 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@williamhbrown.co.uk



52 Gowthorpe, SELBY, North Yorkshire, YO8 4ET



williamhbrown.co.uk