



**11 Springfield Close, Barlby, Selby, YO8 5JW**  
**£210,000**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: [enquiries@thepropertyperspective.co.uk](mailto:enquiries@thepropertyperspective.co.uk) [www.thepropertyperspective.co.uk](http://www.thepropertyperspective.co.uk)

PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this semi detached true bungalow located on a popular development with access to amenities and transport links.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a recently fitted kitchen with appliances plus modern bathroom. There are ample sockets and media points to the property. The home is ready to move in with flooring and window coverings included as fitted.

The property consists of lounge, breakfast kitchen, 2 double bedrooms and bathroom located off an inner lobby.

There are gardens to the front and rear with lawns and planting plus external tap. There is driveway parking for a number of cars leading to a detached garage.

Tenure - Freehold  
Council Tax - Band B

The property comprises.

### INTERNAL

**Lounge 16'5"(max) x 10'9"(max) (5.01m(max) x 3.28m(max))**

With feature recess plus luxury flooring and curtains.

**Breakfast Kitchen 13'1"(max) x 8'6"(max) (4.01m(max) x 2.61m(max))**

A light dual aspect room having a comprehensive range of recently fitted wall and base units with complimenting laminate worktops, upstands and tiling. With integrated oven, hob, hood, washing machine and dishwasher. With luxury flooring and blinds.

**Bedroom 1 11'8" x 10'10" (3.57m x 3.32m)**

A double bedroom with carpets and curtains plus access to store.

**Bedroom 2 8'7" x 8'5" (2.62m x 2.57m)**

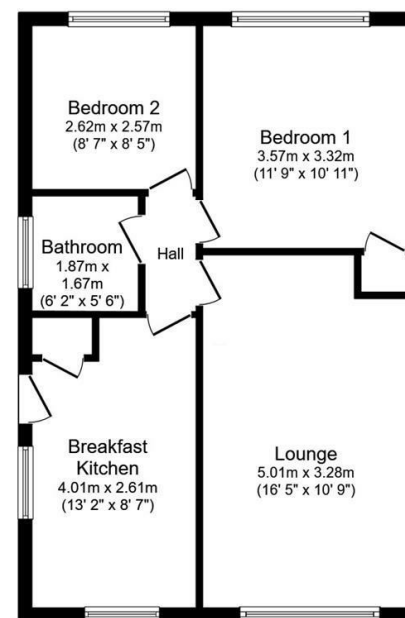
A double bedroom with carpets and curtains.

**Bathroom 6'1" x 5'5" (1.87m x 1.67m)**

Having modern white sanitary ware with shower and screen to bath, tiling, floor tiling and chrome ladder radiator.

### EXTERNAL

There are gardens to the front and rear with lawns and planting plus external tap. There is driveway parking for a number of cars leading to a detached garage.



Floor Plan

Floor area 56.0 sq.m. (603 sq.ft.)

Total floor area: 56.0 sq.m. (603 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.PropertyBox.io](http://www.PropertyBox.io)

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