



Elmhirst
Parker
Estate Agents & Solicitors



2 Turnhead Crescent

Barlby
YO8 5JX

Offers in the region of
£145,000



- 3 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- GOOD SIZED ROOMS THROUGHOUT
- CONSERVATORY
- GARDENS TO THE FRONT AND REAR
- REQUIRES MODERNISATION
- POPULAR VILLAGE LOCATION
- NO CHAIN





Nestled in the charming village of Barlby, this property presents an excellent opportunity for those seeking a house with great potential. This property boasts good-sized rooms throughout, providing ample space for comfortable living. While the home does require modernisation, this offers a blank canvas for buyers to incorporate their own personal style. Barlby is a popular village with ample local amenities and good transport links making it an ideal location for families and individuals alike. The absence of a chain ensures a smoother transaction process, allowing you to move in and start your renovation journey without delay.

UPVC entrance door leading into:-

Entrance Hall

With doors off and stairs to the first floor.

Living Room

5.89m x 3.65m (19'4" x 12'0")

Having a stone fireplace and hearth. Patio doors opening into the conservatory and a window to the front elevation.

Dining Room

3.60m x 3.45m (11'9" x 11'3")

Having a window to the front elevation and a radiator.

Kitchen

4.60m x 2.96m (15'1" x 9'8")

Having a good range of base and wall units. Work surfaces incorporating a stainless steel sink unit. Electric oven and hob. Window to the rear elevation.

Conservatory

3.53m x 2.34m (11'6" x 7'8")

With floor to ceiling glazed panels.

Landing

A good sized landing with a window to the rear elevation and a radiator.

Bedroom 1

3.58m x 3.51m (11'8" x 11'6")

Being of a double size and having a built in cupboard. With a window to the front elevation and a radiator.

Bedroom 2

3.63m x 3.08m (11'10" x 10'1")

Being of a double size and having built in wardrobes, drawers and cupboards. With a window to the front elevation and a radiator.



Bedroom 3

2.51m x 2.28m (8'2" x 7'5")

Having built in cupboards/wardrobes. With a window to the rear elevation and a radiator.

Bathroom

Having a three piece white suite comprising panelled bath, wash hand basin and wc. With a window to the rear elevation.

Outside

There is a small lawned area to the front with a brick and fence boundary. To the rear is a further lawned area with an outbuilding incorporating a wc. Garden Shed. On street parking.

Utilities

Mains Electric

Solid Fuel Central Heating

Mains Water (Not metered)

Mains Sewerage

Mobile 4G

Broadband HTTP (Ultrafast)

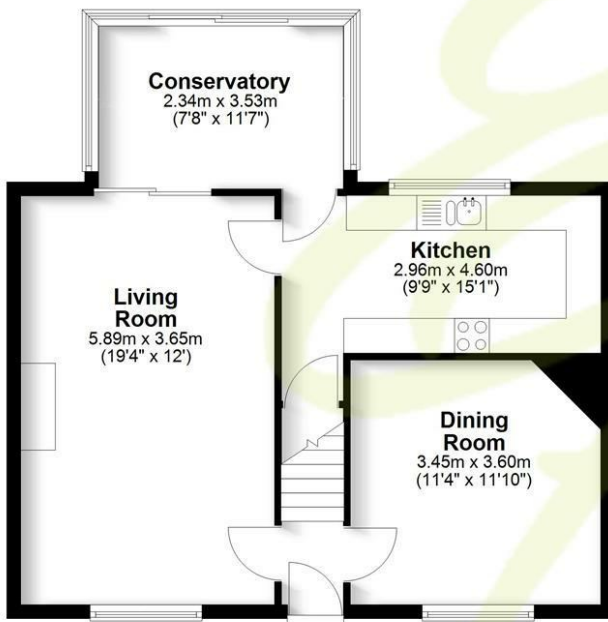
Note

The sale of this property is subject to the receipt of a grant of probate.



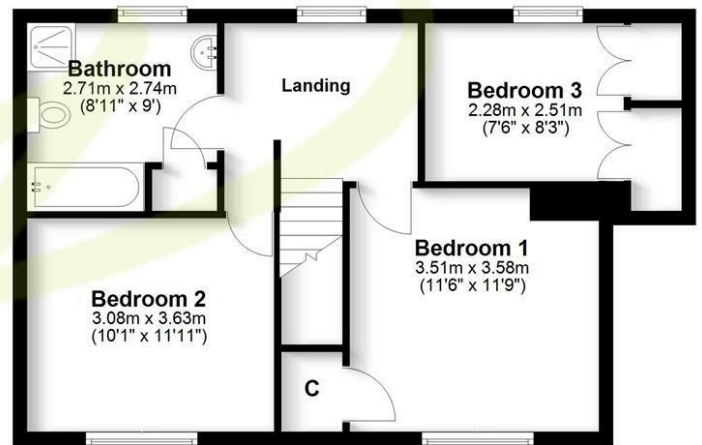
Ground Floor

Approx. 57.5 sq. metres (619.3 sq. feet)



First Floor

Approx. 51.9 sq. metres (559.0 sq. feet)



Total area: approx. 109.5 sq. metres (1178.4 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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