



Elmhirst
Parker
Estate Agents & Solicitors



58 East View

Barlby
YO8 5BA

Offers in the region of
£210,000



- TERRACED HOUSE
- THREE DOUBLE BEDROOMS
- WELL PRESENTED AND SPACIOUS ACCOMMODATION
- THROUGH LOUNGE DINING AREA
- DOWNSTAIRS WC AND SEPARATE BATHROOM
- GAS HEATING AND DOUBLE GLAZING
- ATTRACTIVE LARGER THAN AVERAGE REAR GARDEN
- GARAGE
- POPULAR VILLAGE LOCATION
- OFF ROAD PARKING





Welcome to East View in the charming village of Barlby, Selby! This delightful mid-terrace house offers a perfect blend of comfort and style, making it an ideal choice for those seeking a new home. As you step inside, you are greeted by a spacious living/dining area, perfect for relaxing with family or entertaining guests. The property boasts three double bedrooms providing ample space for a growing family or those in need of a home office. The real gem of this home is the attractive larger than average rear garden. Imagine enjoying sunny afternoons in this lovely outdoor space. To top it all off, this property comes with a garage, providing convenient parking or extra storage space.

UPVC entrance door with glazed side panels leading into:-

Entrance Hall

With doors off and stairs off to the first floor. Radiator.

Separate WC

Being half tiled and having a white wc. Window to the front elevation.

Living Room

3.52m x 3.80m (11'7" x 12'6")

Having a feature oak effect fireplace with marble style back and hearth housing a gas fire. With a bay window to the front elevation. Opening into:-

Dining Area

4.28m x 3.80m (14'1" x 12'6")

Having french doors leading into the rear garden and a radiator.

Kitchen

4.28m x 2.97m (14'1" x 9'9")

Having a good range of base and wall units including glazed displays and a wine rack. Complimentary work



surfaces incorporating a stainless steel sink and mixer tap over. Integrated electric oven and hob with extractor over. Plumbing for washing machine. Understairs cupboard and a further large storage cupboard. Having a window and door to the rear elevation.

Landing

With doors off and a radiator.

Bedroom 1

4.28m x 3.80m (14'1" x 12'6")

Being of a double size with a window to the rear elevation and a radiator. Cupboard housing the central heating boiler.

Bedroom 2

3.52m x 3.80m (11'7" x 12'6")

Being of a double size and having a window to the front elevation and a radiator.

Bedroom 3

3.21m x 2.97m (10'6" x 9'9")

Being of a double size and having a window to the rear elevation and a radiator. Large storage cupboard with loft hatch.

Bathroom

Being part tiled and having a suite comprising panelled bath with shower over, pedestal wash hand basin and a wc. With a window to the front elevation. Radiator

Outside

To the front is a forecourt garden with a gravelled area and bounded by a fence and hedge. Gated access. The attractive rear garden is larger than average and consists of a lawned area, a decorative circular patio and further pebbled areas. The garden shed is also included in the sale.

Garage

This is accessed at the rear of the property and has light and power connected.

Utilities

Mains Electric

Mains Gas

Mains Water (metered) and Mains Sewerage

Mobile - 4G likely outside for EE, Three, O2 and

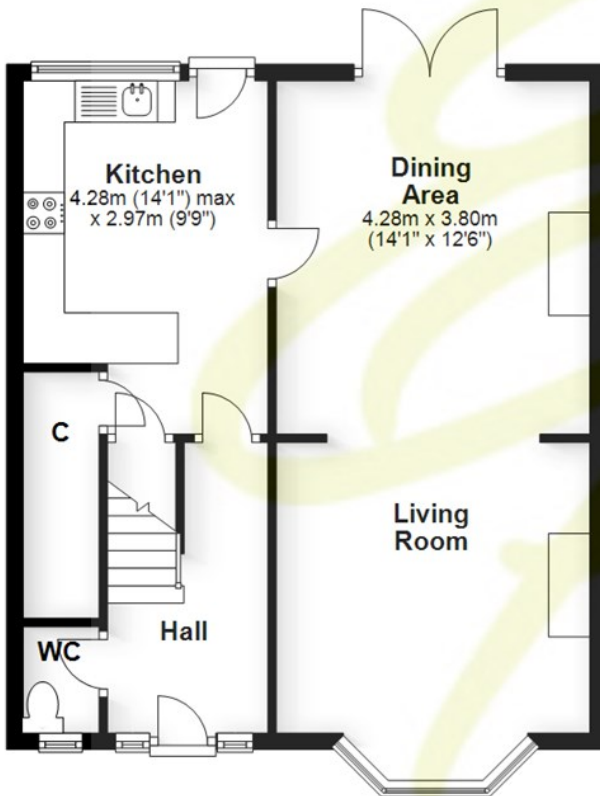
Vodafone. Likely inside for EE, Three and O2 but unlikely for Vodafone

Broadband - FTTP (Ultrafast)



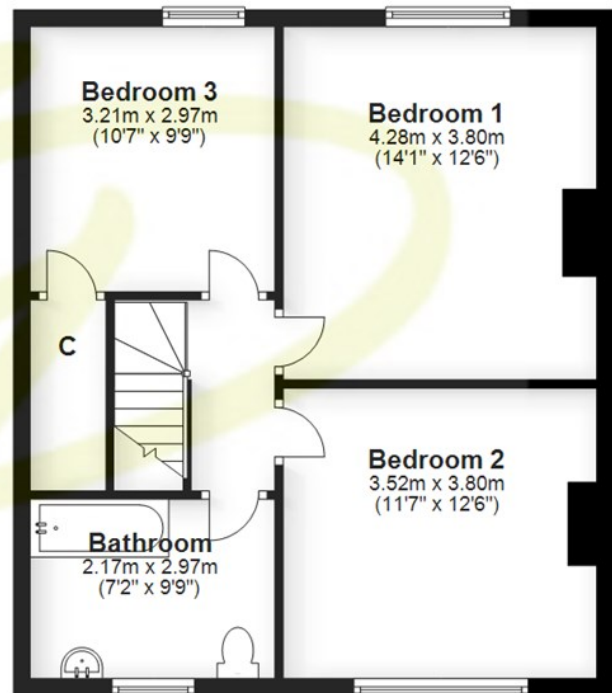
Ground Floor

Approx. 54.9 sq. metres (591.1 sq. feet)



First Floor

Approx. 54.2 sq. metres (583.8 sq. feet)



Total area: approx. 109.1 sq. metres (1174.8 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.

58 East View, SELBY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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