



36 Park Avenue Barlow

Selby, YO8 8JH

Guide Price £240,000



NO ONWARD CHAIN! Cul-de-sac location backing onto fields. An impressive 3 bedroom semi-detached house in this quiet village close to the A19 and A63 with convenient access into Selby town centre, this well cared for home is sure to appeal to a range of buyers. Benefitting from uPVC glazing and good sized rear garden. Internally the property comprises; entrance hallway, 15ft lounge, dining kitchen, conservatory, first floor landing, three first floor bedrooms (two doubles and one good single) and three piece house bathroom. To the outside is a front driveway providing off street parking and the potential for electric car charging, gate to side, rear patio and lawn with sitting areas, large single garage with hedge and fence boundary overlooking fields to the rear. An internal viewing is strongly recommended.

Entrance Hallway

uPVC entrance door, vinyl flooring, radiator, power points, carpeted stairs to first floor

Lounge

uPVC window to front, carpeted flooring, double panelled radiator, TV and power points, spotlights

Kitchen/Dining Room

uPVC window to rear, door to conservatory, fitted wall and base units with countertop, one and half stainless steel sink and draining board, oven and hob, double panelled radiator, understairs cupboard, tiled flooring, integral dishwasher, spotlights

First Floor Landing

Window to side, carpeted flooring, storage cupboard, power points

Bedroom 1

uPVC window to rear, fitted wardrobes, carpeted flooring, radiators, power points, recessed spotlights

Bedroom 2

uPVC window to front, laminate flooring, double panelled radiator, power points, recessed spotlights





Bedroom 3

uPVC window to front, double panelled radiator, recessed spotlights

Bathroom

uPVC window to rear, panelled bath, low level WC, pedestal wash hand basin, tiled walls, vinyl flooring, recessed spotlights, towel radiator

Outside

Front driveway, timber gate for side access, free standing single garage, rear sitting areas with lawn, timber fence and hedge boundary



FLOOR PLAN

