



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. Benefiting 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

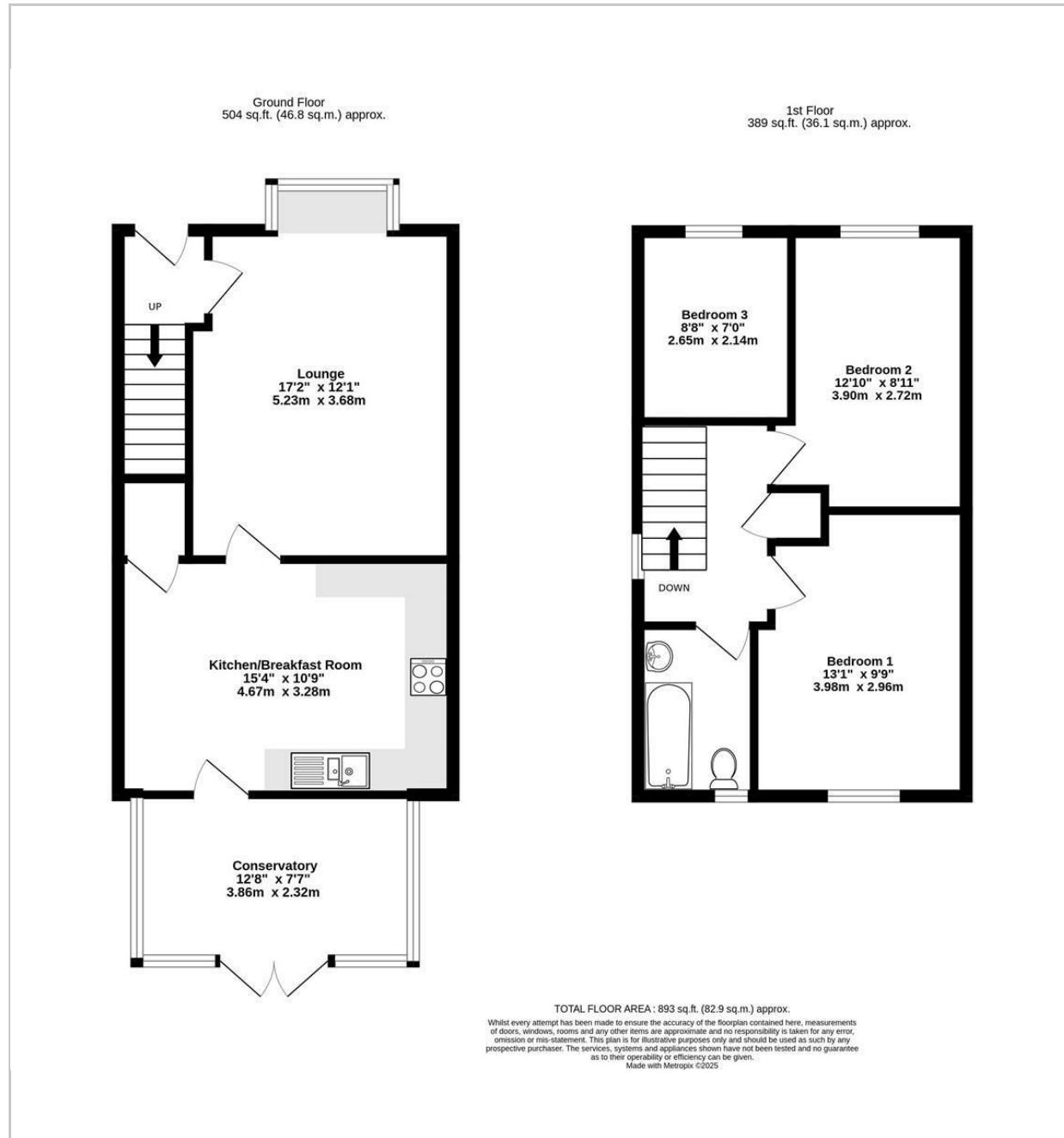
uPVC window to rear, panelled bath, low level WC, pedestal wash hand basin, tiled walls, vinyl flooring, recessed spotlights, towel radiator

### Outside

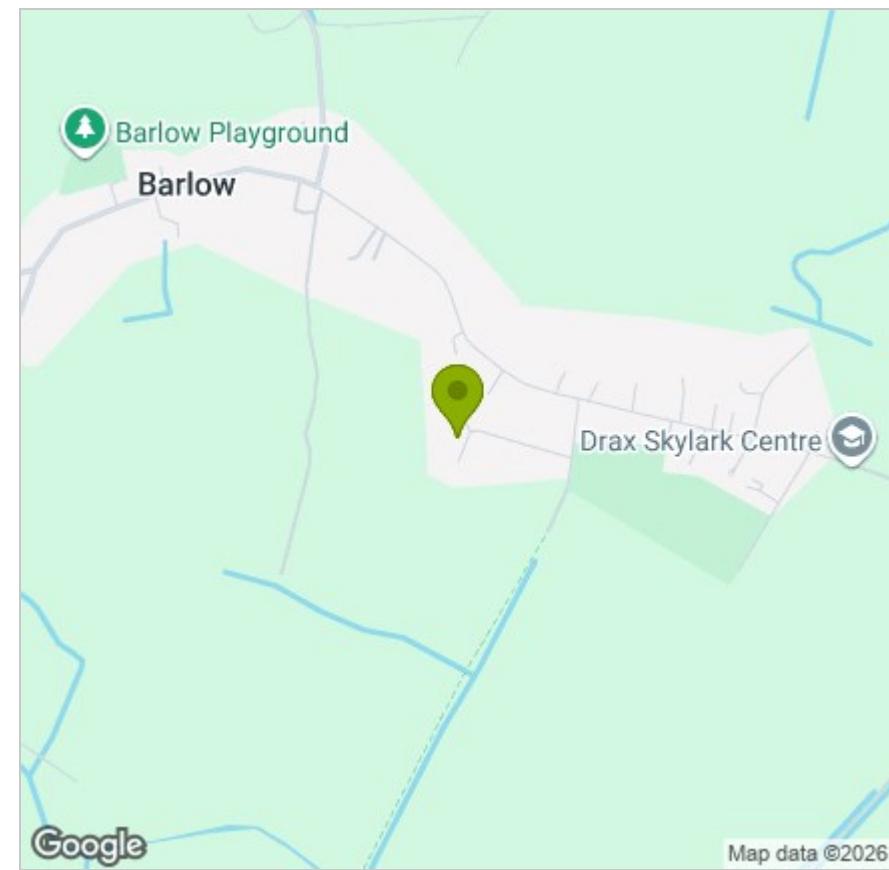
Front driveway, timber gate for side access, free standing single garage, rear sitting areas with lawn, timber fence and hedge boundary



## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.