

# Park Row



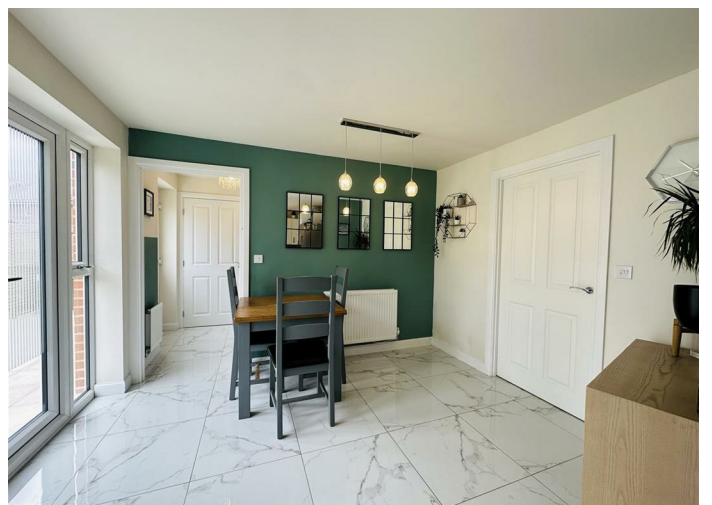
**Riverside Avenue, Barlby, Selby, YO8 5NA**

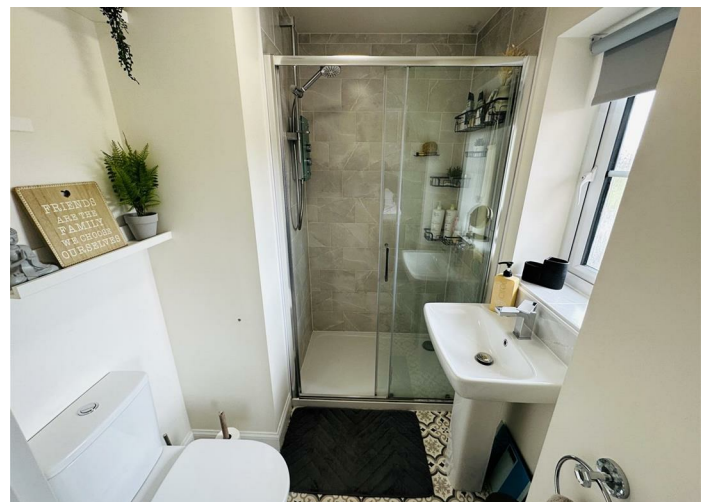
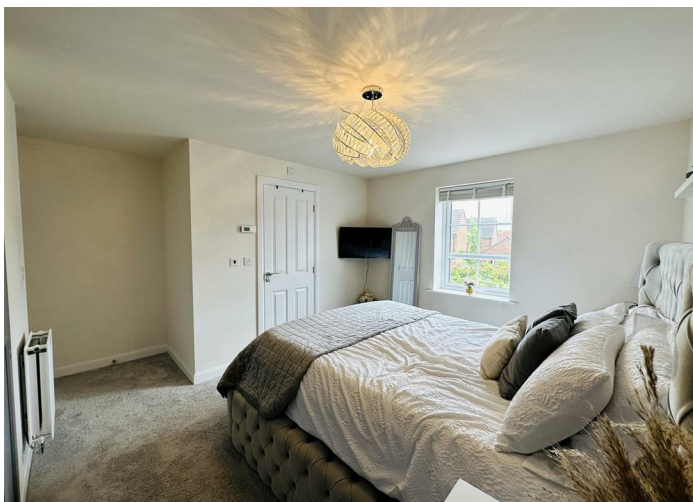
**Offers Over £325,000**



**\*\* VILLAGE LOCATION \*\* GARAGE & DRIVEWAY \*\* EN-SUITE TO MASTER BEDROOM \*\*** Situated in Barlby, this detached family home briefly comprises: Hall, Lounge, Kitchen Diner, Utility and Ground Floor w.c. To the First Floor are four bedrooms, with Bedroom One having En-Suite, and Family Bathroom. Externally, the property has a driveway, garage and enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**











## PROPERTY SUMMARY

Welcome to Riverside Avenue, Barlby. This detached family home boasts 4 bedrooms, offering ample space for a growing family or those who love to entertain guests.

One of the standout features of this property is the presence of solar panels, a fantastic addition that not only helps reduce your carbon footprint but also saves you money on energy bills in the long run. Plus, with a boarded attic and shelving too, there is plenty of storage in the house.

Convenience is key with a garage and driveway, providing ample parking space for your vehicles and ensuring you never have to worry about finding a spot on the street.

Don't miss out on the opportunity to make this house your home in the popular village of Barlby, having excellent commuter links to York & Selby.

## GROUND FLOOR ACCOMMODATION

### Hall

12'2" x 6'3" (3.71m x 1.91m)

### Lounge

15'11" x 10'7" (4.87m x 3.23m)

### Kitchen Diner

17'2" x 11'5" (5.24m x 3.50m)

### Utility

5'10" x 5'6" (1.79m x 1.70m)

### Ground Floor w.c

5'2" x 3'2" (1.59m x 0.97m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

13'8" x 13'3" (4.18m x 4.05m)

### En-Suite

6'6" x 5'5" (2.00m x 1.66m)

### Bedroom Two

12'11" x 9'0" (3.96m x 2.76m)

### Bedroom Three

11'5" x 10'5" (3.48m x 3.18m)

### Bedroom Four

9'7" x 9'5" (2.93m x 2.89m)

### Bathroom

6'8" x 6'2" (2.05m x 1.90m)

## EXTERIOR

## Garage

16'10" x 8'8" (5.15m x 2.66m)

## Solar Panels

We have been informed by the seller that the solar panels are owned by the property.

## DIRECTIONS

On leaving Selby proceed over the Toll Bridge. Proceed along Barlby Road and at the mini roundabout take the first left into Barlby. Continue through the village passing the high school on the left hand side and turn left onto Riverside Avenue. Follow the road around passing Poplar Drive and then turn left onto Riverside Avenue where the property can be identified by our Park Row Properties 'For Sale' board.

## TENURE, LOCAL AUTHORITY & TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: D

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## UTILITIES, BROADBAND & MOBILE DATA

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G coverage available


Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to



proceed with the purchase of the property.  
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

## **MEASUREMENTS**

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## **OPENING HOURS**

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122


PONTEFRACT - 01977 791133

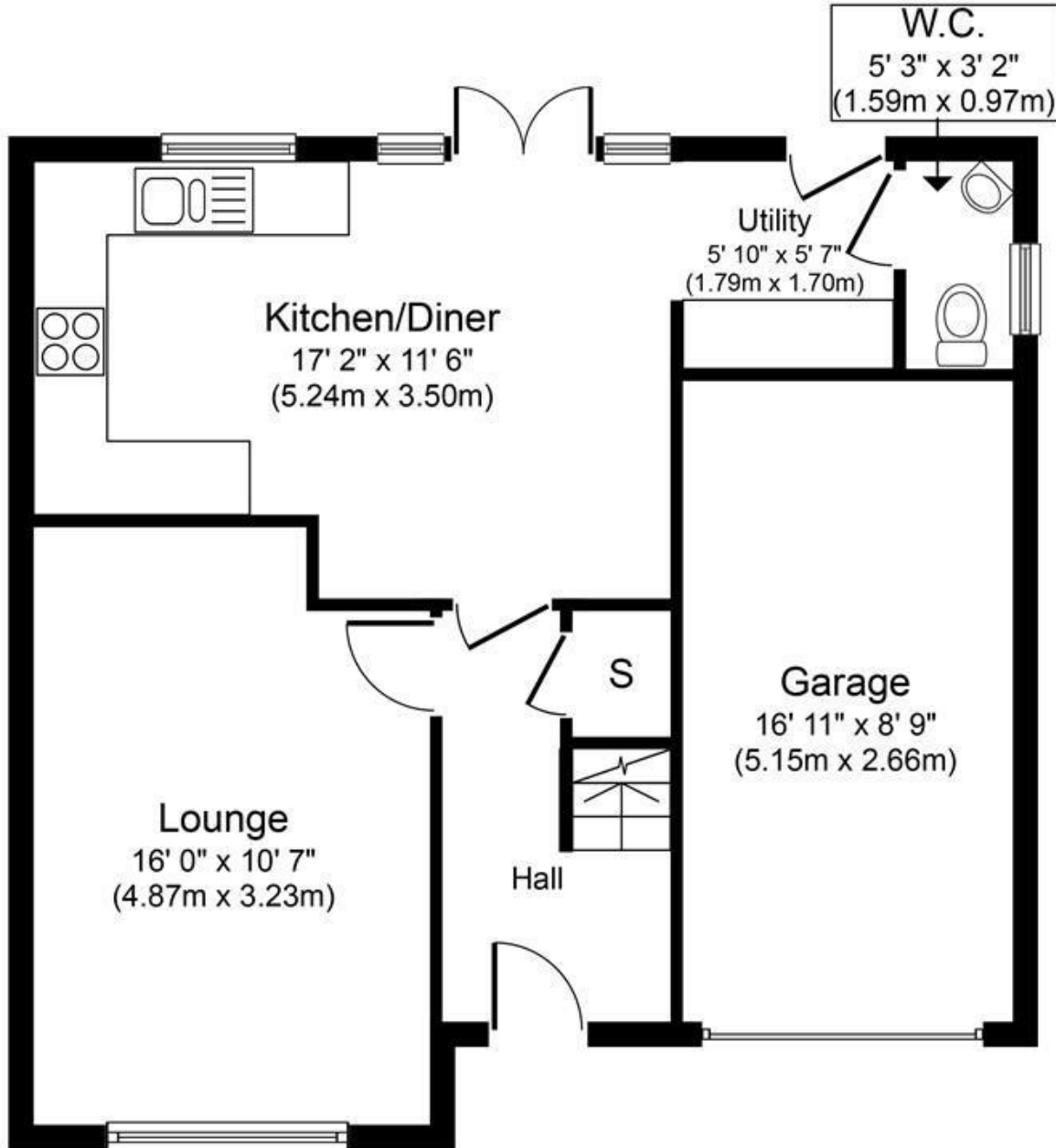
CASTLEFORD - 01977 558480

## **VIEWINGS**

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



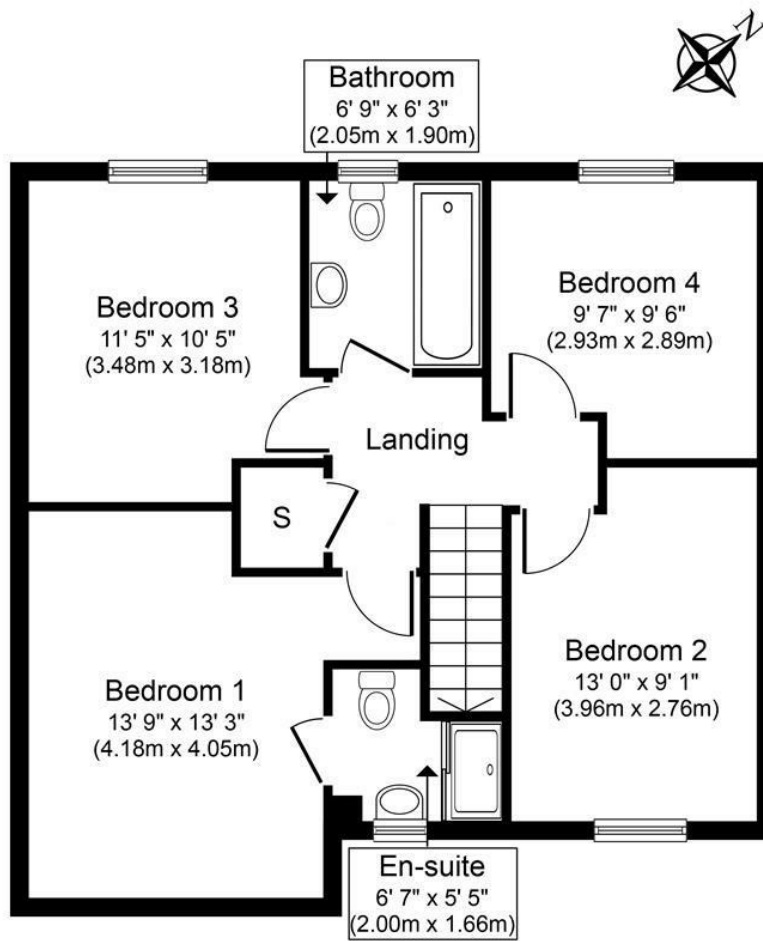


**Ground Floor**  
**Approximate Floor Area**  
**631 sq. ft.**  
**(58.6 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**First Floor**  
**Approximate Floor Area**  
**631 sq. ft.**  
**(58.7 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	93		

