

# Park Row



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

**Offers Over £300,000**



**\*\* GREAT FOR COMMUTERS \*\* DOUBLE-FRONTED FAMILY HOME \*\*** Situated in Barlby, this four bedroom detached property briefly comprises: Hall, Lounge, Kitchen Diner, Utility and Ground Floor w.c.. To the First Floor, three bedrooms with an En-Suite to one and a Family Bathroom. Externally, the property benefits from a garage and off-street parking to the side and enclosed South-facing garden to the rear. **VIEWING 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

This charming three-bedroom detached property offers spacious living across two floors. The ground floor features a welcoming entrance hall, a bright and airy lounge, and a contemporary kitchen diner. Additional practical spaces include a utility room and a convenient ground floor WC. Upstairs, you'll find three bedrooms, with the master benefiting from an en-suite shower room. The family bathroom serves the remaining bedrooms. Externally, the property boasts a decorative stone frontage, complemented by a blocked paved walkway and neatly maintained hedges. To the side, a further driveway provides access to a single garage. The rear garden is south-facing and fully enclosed, it offers a lovely outdoor space, predominantly laid to lawn with a flagged patio area and decorative stone features, perfect for enjoying sunny days. This property combines modern living with excellent outdoor space, making it an ideal family home.

## GROUND FLOOR ACCOMMODATION

### Hall

### Lounge

15'10" x 9'11" (4.84m x 3.03m)

### Kitchen Diner

19'7" x 16'4" (5.99m x 5.00m)

### Utility

### Ground Floor W.C.

4'9" x 3'0" (1.45m x 0.93m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

13'2" x 11'0" (4.03m x 3.37m)

### En-Suite

6'9" x 3'10" (2.08m x 1.18m)

### Bedroom Two

11'0" x 10'0" (3.36m x 3.05m)

### Bedroom Three

6'10" x 6'4" (2.10m x 1.94m)

### Bathroom

6'9" x 6'4" (2.06m x 1.94m)

## EXTERIOR

### Front

Defined hedge with decorative stone and flagged patio walkway to the entrance door.

### Side

Driveway leading to single garage with up and over door.

### Rear

Fully enclosed, South-Facing garden predominantly laid-to-lawn with flagged patio and decorative stone areas.

## DIRECTIONS

From our office in Selby, turn left onto Market Place. Carry on at the traffic lights passing Selby Abbey on the left hand side. Straight ahead at the next set of traffic lights over the old toll bridge heading towards Barlby. At the roundabout, take the first exit. Turn left onto Riverside Avenue where the property can clearly be identified by our Park Row Properties 'For Sale' board.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

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 AND MOBILE COVERAGE

Electricity: Mains

Heating: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

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.

## 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.

## 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.



## 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.

## 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

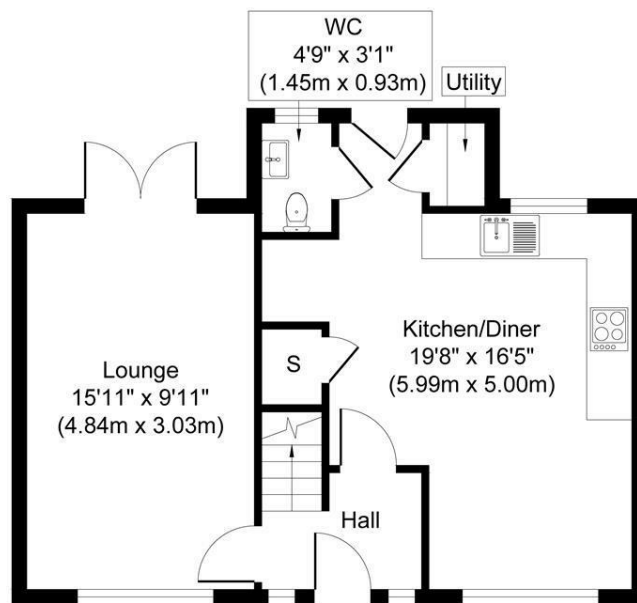
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



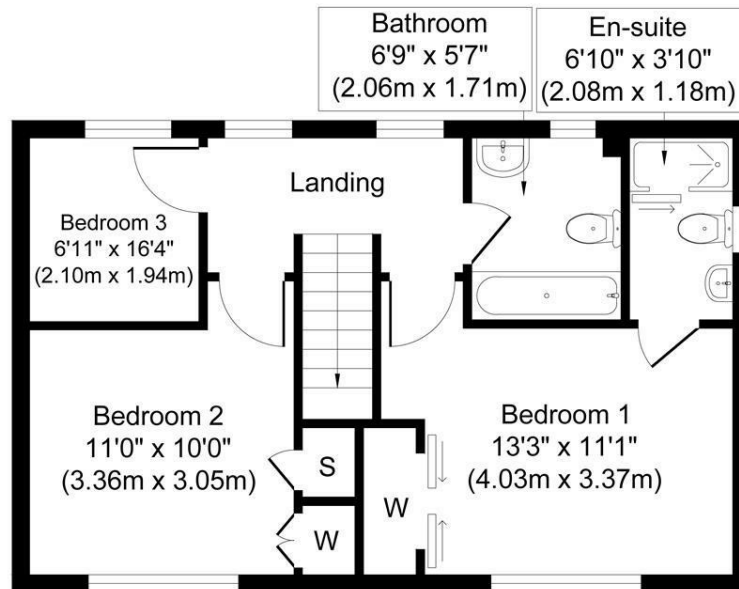


**Ground Floor**  
**Approximate Floor Area**  
**472 sq. ft**  
**(43.87 sq. m)**

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**  
**434 sq. ft**  
**(40.30 sq. m)**

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