

Park Row



Sycamore Road, Barlby, Selby, YO8 5XA

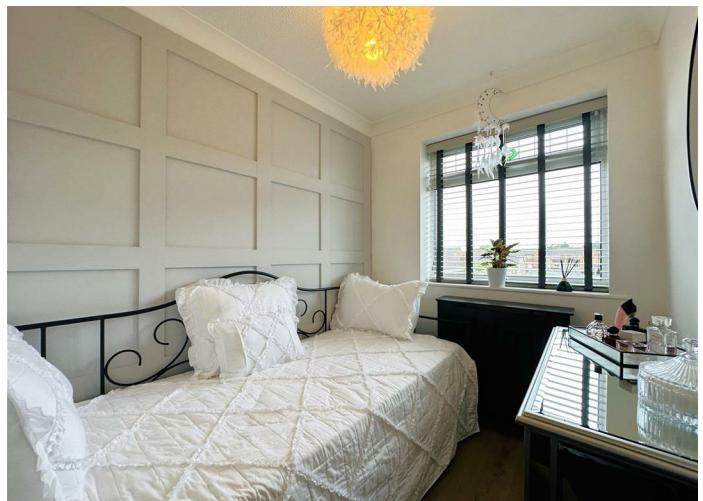
Offers Over £260,000



**** OFF STREET PARKING ** ON A BUS ROUTE **** Situated in the village of Barlby, this detached home briefly comprises: Entrance Hall, Lounge, Kitchen and Dining/Garden room. To the First Floor there are Three Bedrooms and Family Bathroom. Externally, the property benefits from parking and a single Garage and enclosed rear Garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF 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 OVERVIEW

Located in the popular village of Barlby, just a short distance from Selby, this well-presented extended detached family home offers comfortable living in a quiet residential setting. The property opens into a welcoming entrance hall, leading a spacious lounge ideal for both relaxing and entertaining. The kitchen is positioned to the rear leading to the garden/dining room overlooking the garden, a downstairs W.C. completes the downstairs accommodation. Upstairs, there are three bedrooms, making this home perfectly suited to families, couples, or anyone looking for a bit of extra space. To the rear is an enclosed garden with a patio area and pagoda, perfect for outdoor dining or enjoying the warmer months in privacy. A gravelled front garden adds to the property's curb appeal, while a driveway to the side provides off-street parking and leads to a single garage located toward the rear of the plot. This home is ideally located for local amenities, schools, and transport links, offering a great balance of village life with easy access to Selby, York and surrounding areas.

GROUND FLOOR ACCOMODATION

Entrance Hall

8'2" x 47'0" (2.51m x 14.33m)

Lounge

17'4" x 11'8" (5.29m x 3.57m)

Kitchen

14'7" x 10'5" (4.46m x 3.19m)

Dining/Garden Room

13'7" x 9'1" (4.16 x 2.79m)

Downstairs W.C

3'4" x 2'5" (1.02m x 0.76m)

FIRST FLOOR ACCOMMODATION

Bedroom One

14'8" x 8'6" (4.49m x 2.6m)

Bedroom Two

11'5" x 8'6" (3.48m x 2.60m)

Bedroom Three

7'5" x 6'1" (2.28m x 1.87m)

Bathroom

6'7" x 6'0" (2.01m x 1.84m)

EXTERIOR

Front

Rear

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 past the primary school and the pharmacy continue until the right turn onto Bramley Avenue, turn left onto Sycamore Road where the property can be identified by our Park Row Properties 'For Sale' board.

HEATING AND 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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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: Gas 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.

MAKING AN OFFER.

In order to comply with the Estate Agents (Undesirable Practices) 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:

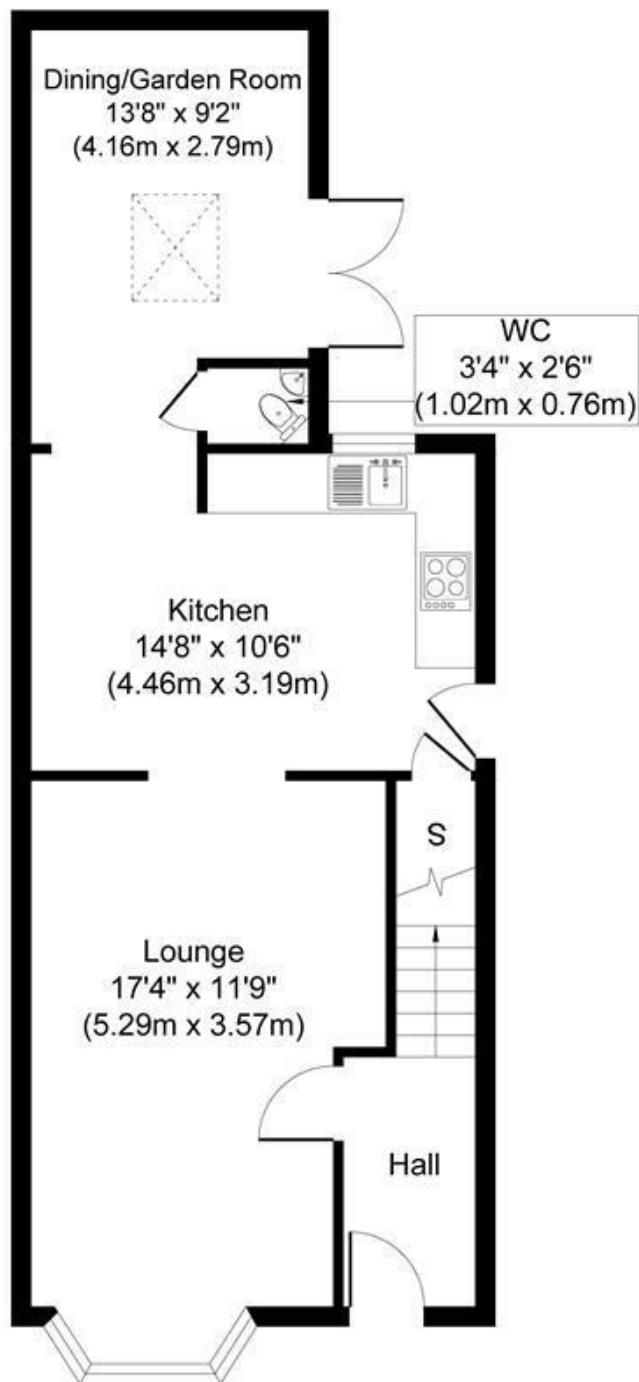
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

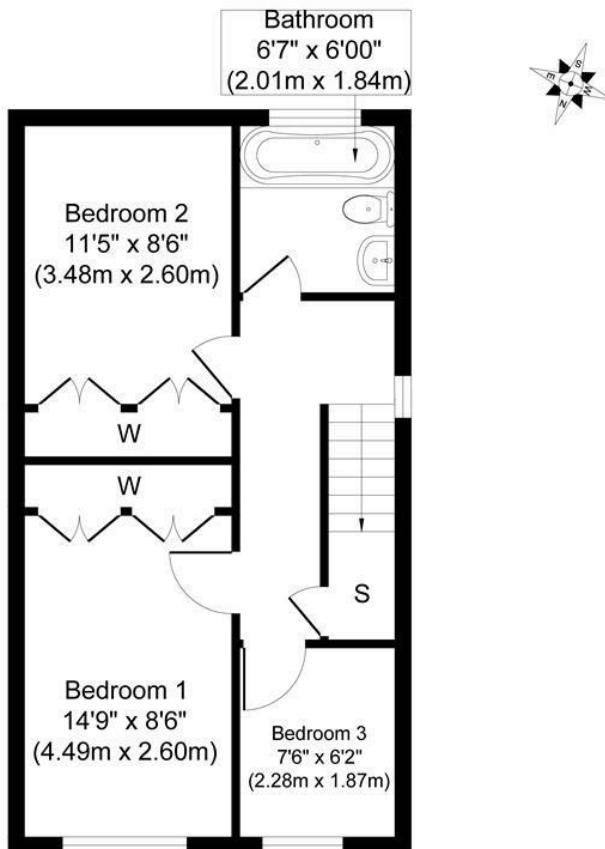
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
550 sq. ft
(51.13 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
413 sq. ft
(38.35 sq. m)**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	70	77
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A	70	77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	