

- Freehold
Council Tax Band - C

409 sq. ft. (38.0 sq.m.) approx.

1ST FLOOR

344 sq. ft. (32.0 sq.m.) approx.

TOTAL FLOOR AREA : 840 sq.ft. (78.1 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It should be noted that the quantities will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.

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Acorn Close

Barlby, Selby

YO8 5UT

Offers Over £260,000

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Welcome to Acorn Close in the lovely village of Barlby.

Ashtons Estate Agents are proud to offer this delightful three bedroom detached home tucked away on a generous plot. With good local amenities and schools Barlby is a charming village near Selby and has transport links to into Selby town and York City centre. Commuter links to Leeds, York, Hull and the motorway network are conveniently accessible, and Selby has a mainline railway station with direct links to London and Manchester.

There are two access to the plot, the cul-de-sac entrance is mostly used by the current owner with the Driveway and garage being easily accessible. Upon entering the charming home from the front door into the spacious kitchen diner you are greeted with a sense of home and tranquillity. The two tone shaker style kitchen with an array of wall and base units, complimenting worktop offer ample space for storage. The family dining space has lovely views and access to the garden from the French Patio doors. A utility room just off the kitchen is handy extra storage and laundry. The generous in size living room is bathed in natural daylight from the large bay window overlooking the wrap around garden. A log burner is a focal point of this cosy spacious family room.

To the first floor from the dining area is a landing with three bedrooms, two are good sized double bedrooms with built in wardrobes and the third bedroom makes ideal for an office or nursery. The house bathroom with white suite completes this floor.

Externally this charming home is surrounded by laid lawn with pockets and nooks to enjoy the sun throughout the day and relax in the warmer months, enjoy a coffee sitting by the pond or family entertainment on the patio. A home office in the garden offers a separate a space to work and close away at the end of the day. There is a driveway for multiple cars and a garage.

A viewing is a must to appreciated the location and all that this home has to offer.

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