



3, Peartree Close, Barlby, YO8 5BT

BEST AND FINAL OFFERS TO BE SUBMITTED TO OUR OFFICE BY
2.00PM 25/04/24

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- ** CHAIN FREE **
- Two Bedrooms
- Modern Semi-Detached Property
- Gas Central Heating & Double Glazing
- Off Road Parking
- South Facing Rear Garden
- Converted Garage with Storage Room
- Council Tax Band B
- Great Local Dog Walks...

£150,000



| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|--|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | <div style="text-align: center; font-size: 2em; font-weight: bold;">86</div> |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
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| (81-91) B | | | |
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