



## Barlby Road

Selby, YO8 5AA

£155,000



This THREE BED end terraced property is in a superb location - it is on the 415 bus route and only a five minute walk from the train Station and Selby Town Centre. The property boasts gas central heating and UPVC double glazed windows as well as an off road parking space. With a separate lounge, dining room and kitchen on the ground floor as well as a WC, the first floor comprises two double bedrooms, a single bedroom and family bathroom. With NO UPWARD CHAIN - contact the Agent to arrange a viewing TODAY!



### Entrance Hall

UPVC double glazed front entrance door. Central heating radiator.

### Lounge 11'3" x 13'2" (3.45m x 4.03m)

UPVC double glazed bay window. Central heating radiator. Blocked fireplace with tiled surround.

### Dining Room 10'4" x 13'10" maximum dimensions (3.16m x 4.23m maximum dimensions)

### Kitchen 9'10" x 8'8" (3.00m x 2.66m)

UPVC double glazed side window. Central heating radiator. Wall and base units with worktop surfaces and splashbacks. Understairs cupboard. Plumbed for washer. Wooden rear entrance door to side/rear.

### Utility 4'7" x 2'7" (1.42m x 0.81m)

Sink unit. Combination boiler. UPVC double glazed side window.

### Downstairs WC 4'7" x 2'6" (1.42m x 0.77m)

UPVC double glazed side window. WC.

### Staircase to first floor

### Landing 14'3" x 5'2" (maximum dimensions) (4.36m x 1.58m (maximum dimensions))

Loft access. Central heating radiator.

### Bedroom 1 13'6" x 11'10" (4.14m x 3.61m)

UPVC double glazed front window. Two central heating radiators.

### Bedroom 2 8'6" x 8'7" (2.60m x 2.62m)

UPVC double glazed side window. Central heating radiator.

### Bedroom 3 9'3" x 8'11" (2.83m x 2.74m)

UPVC double glazed rear window. Central heating radiator.

### Bathroom 4'4" x 9'10" (1.33m x 3.00m)

UPVC double glazed side window. Central heating radiator. WC, wash hand basin, bath and corner shower. Part wet walled.

### Outside - front

Forecourted front.

### Outside - rear

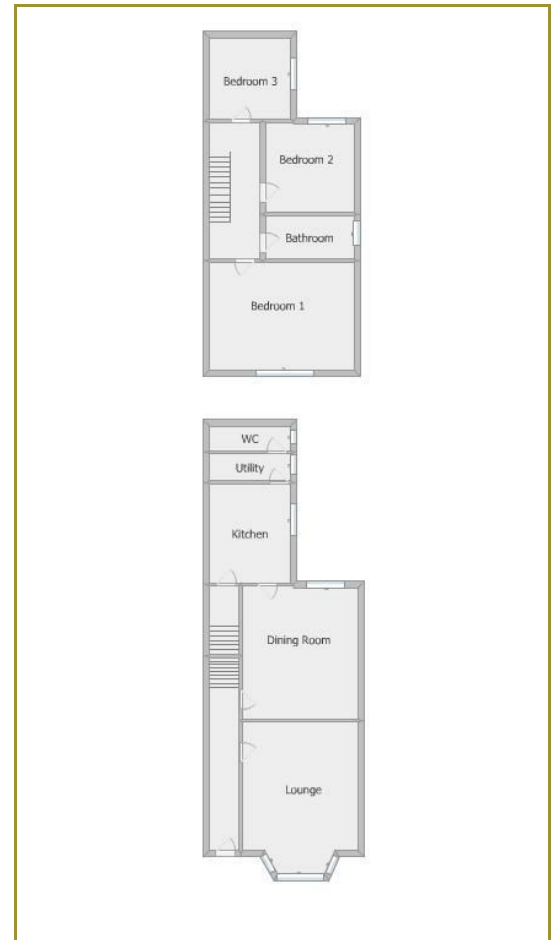
Paved rear garden. Parking space.

Council Tax Band A (Information obtained from DirectGov website)

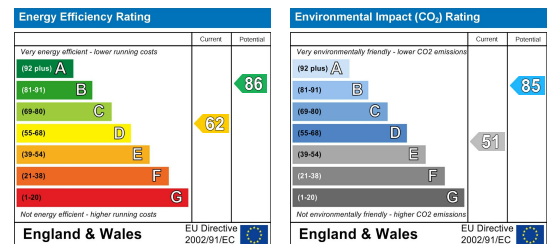
### Area Map



### Floor Plans



### Energy Efficiency Graph



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