



36 Park Avenue Barlow
Selby, YO8 8JH
Guide Price £200,000

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NO ONWARD CHAIN! Cul-de-sac location backing onto fields. An impressive 3 bedroom semi-detached house in this quiet village close to the A19 and A63 with convenient access into Selby town centre, this well cared for home is sure to appeal to a range of buyers. Benefitting from uPVC glazing and good sized rear garden. Internally the property comprises; entrance hallway, 15ft lounge, dining kitchen, conservatory, first floor landing, three first floor bedrooms (two doubles and one good single) and three piece house bathroom. To the outside is a front driveway providing off street parking and the potential for electric car charging, gate to side, rear patio and lawn with sitting areas, large single garage with hedge and fence boundary overlooking fields to the rear.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are

Entrance Hallway

uPVC entrance door, vinyl flooring, radiator, power points, carpeted stairs to first floor





Lounge

uPVC window to front, carpeted flooring, double panelled radiator, TV and power points, spotlights

Kitchen/Dining Room

uPVC window to rear, door to conservatory, fitted wall and base units with countertop, one and half stainless steel sink and draining board, oven and hob, double panelled radiator, understairs cupboard, tiled flooring, integral dishwasher, spotlights

First Floor Landing

Window to side, carpeted flooring, storage cupboard, power points

Bedroom 1

uPVC window to rear, fitted wardrobes, carpeted flooring, radiators, power points, recessed spotlights

Bedroom 2

uPVC window to front, laminate flooring, double panelled radiator, power points, recessed spotlights

Bedroom 3

uPVC window to front, double panelled radiator, recessed spotlights

Bathroom

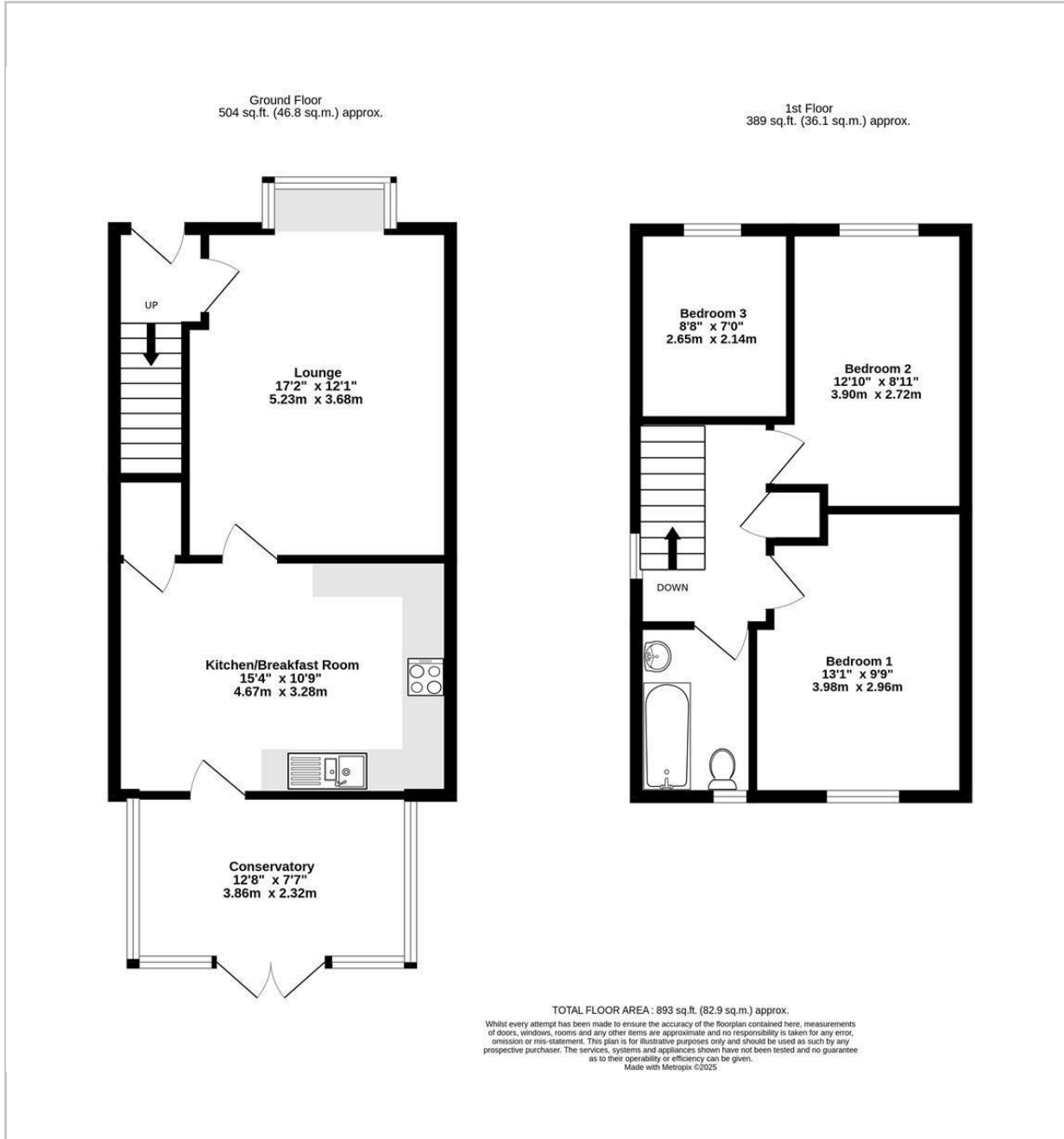
uPVC window to rear, panelled bath, low level WC, pedestal wash hand basin, tiled walls, vinyl flooring, recessed spotlights, towel radiator

Outside

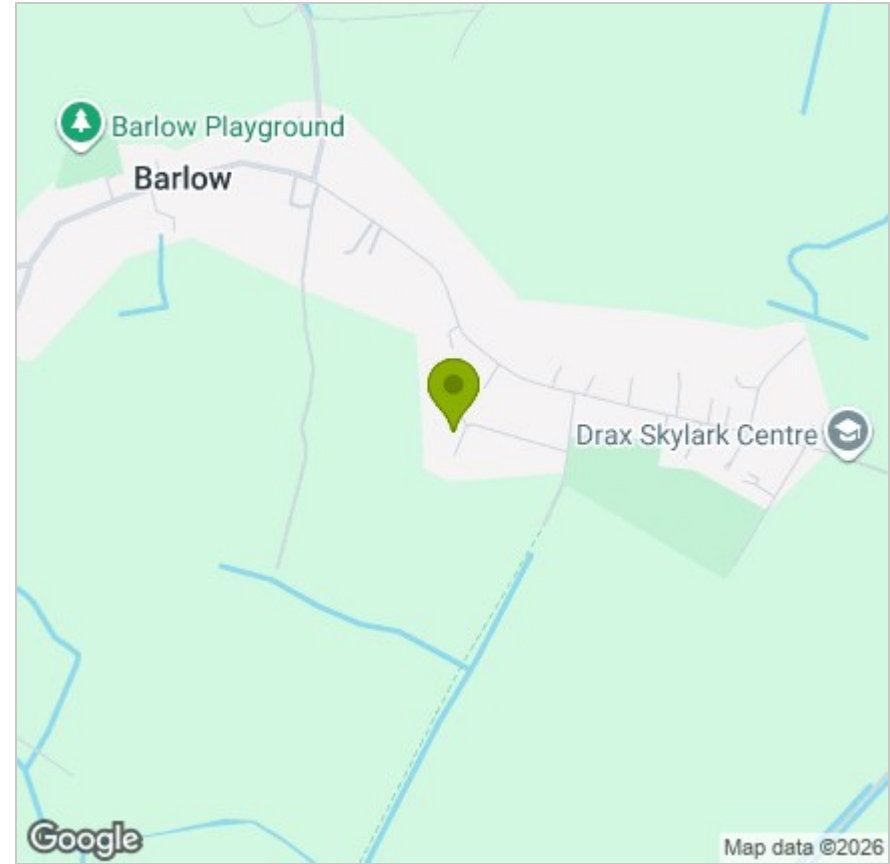
Front driveway, timber gate for side access, free standing single garage, rear sitting areas with lawn, timber fence and hedge boundary



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.