



**Pindars Way, Barlby, YO8 5XU**  
**£290,000**





- Three Bedroomed Detached House
- Garage, Driveway And Extra Parking.
- South East Facing Rear Garden
- 79 M2 / 850 Sq. Ft.
- Brick Built Construction
- Mains Gas Central Heating. Mains Electricity
- Main Water Supply. Mains Drainage
- Freehold
- EPC Rating 'D' (65)
- Council Tax Band 'D'



A beautifully presented three bedroomed detached house on corner plot, perfectly poised for modern family life with garage and driveway and extra parking.

Stepping into the hallway, where you can hang up your coat and take off your shoes. The ground floor cloaks/w.c. is just on your left, or head straight on through into the beautiful and modern cottage style dining kitchen which has become the heart of this home. The lounge is lovely and bright, where natural light pours in, inviting you to cosy down with a favourite book or gather loved ones for lively evenings. French doors lead out into the rear garden.

Culinary comforts await in the thoughtfully arranged kitchen where the current owners have opened up this space to create a modern feeling entertaining space, where modern sleek cabinetry and ample worktops make meal preparation a pleasure, and every culinary ambition is within reach. Built in appliances include fridge/freezer, dishwasher, washing machine, oven and electric hob.

Upstairs, are three generously proportioned bedrooms providing peaceful retreats, each crisply decorated and brimming with potential for personal touches. The principal bedroom is situated at the front of the house and hosts an en-suite shower room. Bedroom Two is a 'double' size and bedroom three, is a 'single' sized room which could also be used as a nursery or office.

A well-appointed family bathroom serves this level, finished with contemporary fittings and a soothing palette that invites you to refresh and revive.

Outside to the front is an lawned garden with the driveway, which leads up to the single, brick built garage. to the rear is an enclosed lawned garden with patio areas, perfect for entertaining on Summer evenings. Additional off street parking is provided at the side of the property.

**Please Note:**

- Garage Conversion
- 2017 Removal of wall between kitchen and dining room
- 2019 Boiler Installed

**Property Information Disclaimer**

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

**We advise all prospective purchasers to:**

Verify the information independently before making any transactional decisions

Conduct their own inspections, surveys and searches

Seek independent legal and professional advice as appropriate.

JP Harll accepts no liability for any inaccuracies, errors, or omissions in the information provided, whether arising from third party data, vendor statements or typographical error.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

These particulars, whilst believed to be accurate are set out as a general outline only as 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 their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

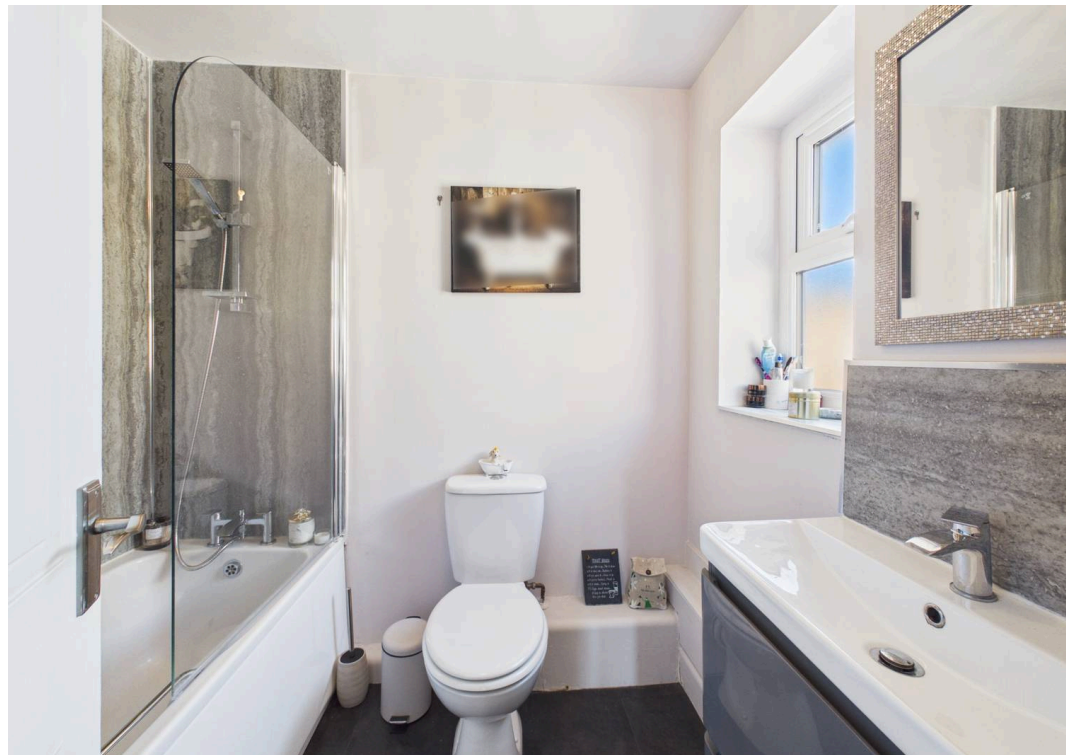
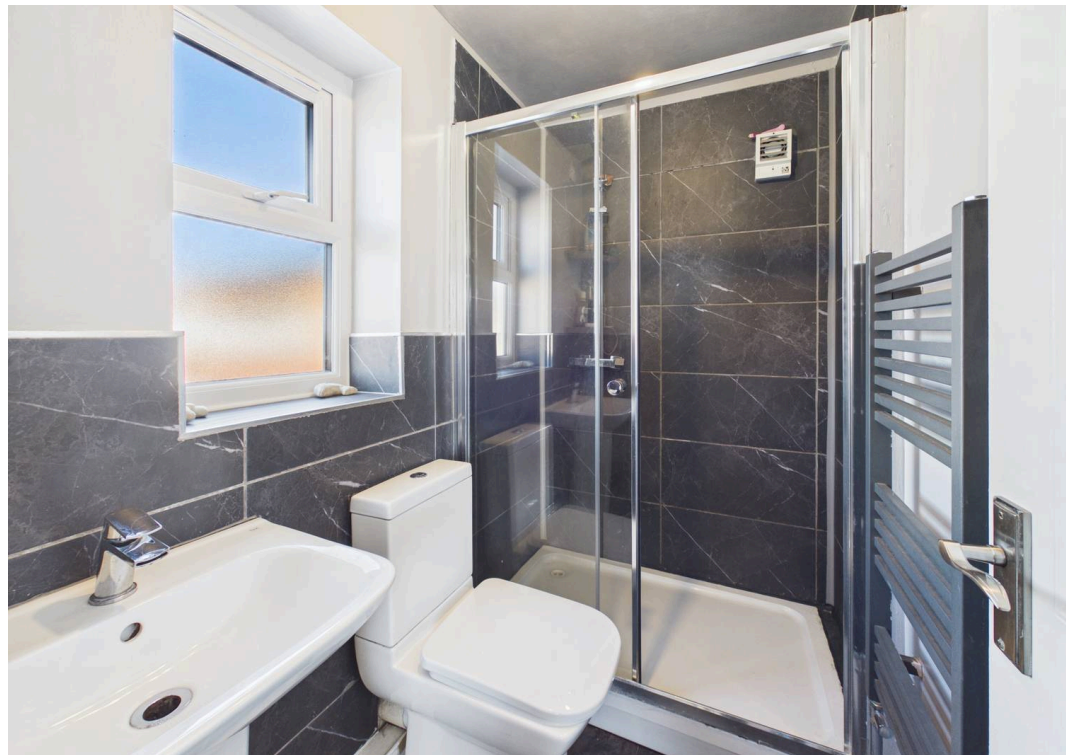
In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

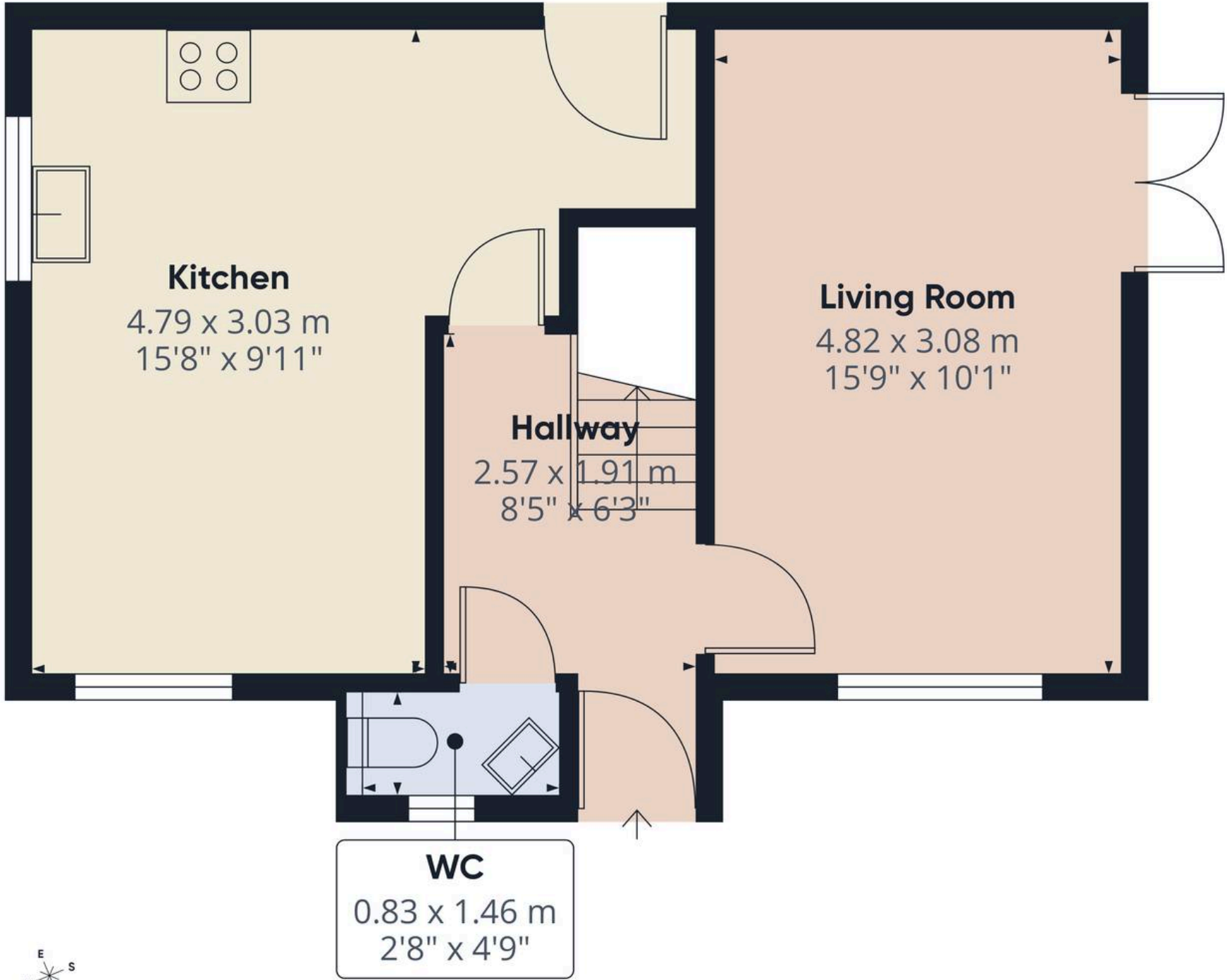
Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955







Approximate total area<sup>(1)</sup>

41.4 m<sup>2</sup>  
446 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





**JP Harll**

J P Harll Estate Agents, 24 Finkle Street - YO8 4DS

01757 709955 • sales@jpharll.co.uk • www.jpharll.co.uk/

