



HUNTERS®
HERE TO GET *you* THERE

22 Hall Park, Barlby, Selby, YO8 5XR

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Asking Price £245,000

DESCRIPTION

Hunters (Selby) offer for sale this well presented three bedroom semi detached home situated within the popular village of Barlby. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, cloakroom/w.c, lounge, and kitchen/dining room and conservatory to the ground floor. To the first floor there is three bedrooms and a family bathroom. To the front of the property there is a driveway that leads down the side of the house to a garage with parking for several vehicles. To the rear of the property there is a low maintenance garden with patio area, separate office, utility room and fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters (Selby), seven days a week to book a viewing.

LOCATION

Barlby is a charming village that allows for convenient access to both York and Selby. The village is served by a local convenience store, pharmacy, primary school and public house. Barlby is a popular village with easy access to Selby, York, Howden and also easy access to the A163, A19, A63 road networks.

DIRECTIONS

From Selby take the A19 in the direction of York. At the roundabout take the 1st exit onto Barlby Road, continue onto York Road then turn left onto Hall Park where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

EPC Rating : D

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Hall Park, Barlby, Selby, YO8

Approximate Area = 906 sq ft / 84.1 sq m

Outbuilding = 139 sq ft / 12.9 sq m

Total = 1045 sq ft / 97 sq m



For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2026. Produced for Hunters Property Group. REF: 1409463

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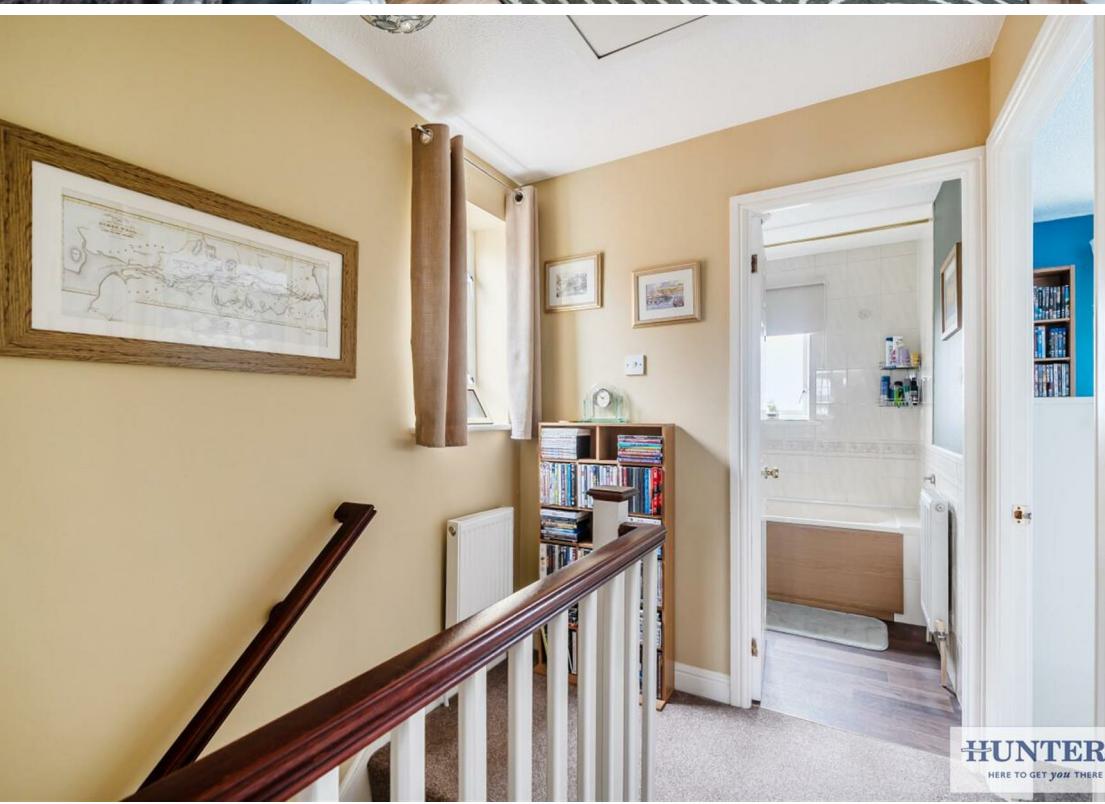
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	79
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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