

Park Row



Stable Road, Barlow, Selby, YO8 8LX

Offers Over £290,000



****TWO EN -SUITES**JULIET BALCONY**** Situated in the sought after village of Barlow, this property briefly comprises: Entrance Hall, Kitchen, Garden Room, ground floor w.c and Integral Garage. To the first floor is the Lounge, two Bedrooms and the family Bathroom. To the second floor are a further two Bedrooms both having En-suite facilities. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND LOCATION OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'**

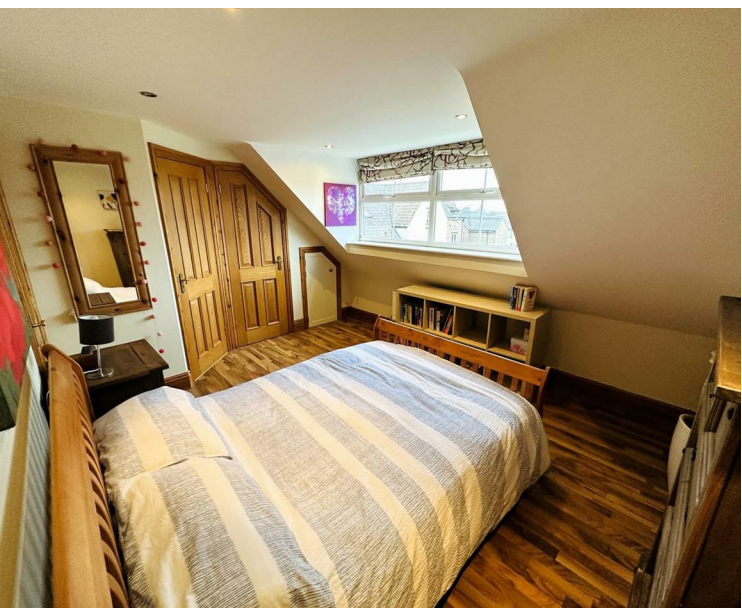


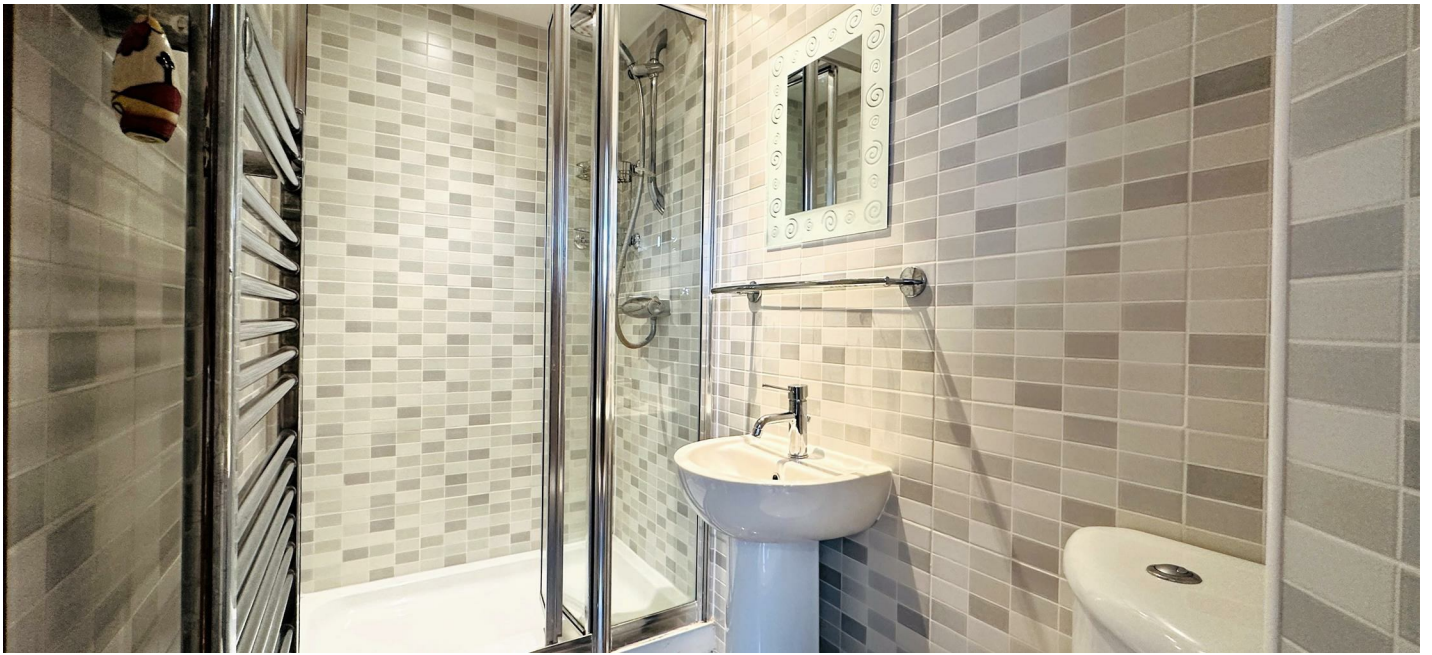












PROPERTY OVERVIEW

This well presented semi detached townhouse in the village of Barlow offers versatile accommodation arranged over three floors, ideal for modern family living.

The ground floor comprises a welcoming entrance hallway, kitchen, a light-filled garden room providing access to the rear garden, and a convenient guest W.C.

To the first floor is a spacious lounge, bedrooms three and four, and a family bathroom. Bedroom four further benefits from a Juliet balcony, allowing plenty of natural light and adding an attractive feature to the room.

The second floor hosts the principal sleeping accommodation, with bedroom one enjoying the luxury of an en-suite shower room, while bedroom two also benefits from its own en-suite, making this level ideal for occupants seeking privacy.

Externally, to the front of the property is a small garden area with a flagged pathway leading to the front door and storm porch. To the rear is a driveway providing off-road parking and access to the integral garage, along with a garden featuring a patio area, perfect for outdoor entertaining. An electric car charging point is conveniently located at the rear of the house.

GROUND FLOOR ACCOMMODATION

Hallway

17'5" x 5'3" (5.33m x 1.61m)

Kitchen

13'6" x 10'4" (4.14m x 3.15m)

Garden Room

15'11" x 11'8" (4.87m x 3.56m)

W.C.

5'0" x 4'0" (1.54m x 1.23m)

FIRST FLOOR ACCOMMODATION

Lounge

15'11" x 13'7" (4.87m x 4.15m)

Bedroom Three

17'10" x 8'7" (5.44m x 2.62m)

Bedroom Four

9'6" x 7'8" (2.91m x 2.34m)

Bathroom

7'8" x 6'0" (2.35m x 1.84m)

SECOND FLOOR ACCOMMODATION

Bedroom One

16'0" x 13'8" (4.88m x 4.17m)

En Suite

7'10" x 3'6" (2.39m x 1.08m)

Bedroom Two

14'0" x 10'11" (4.27m x 3.34m)

En Suite

7'8" x 3'6" (2.36m x 1.09m)

EXTERIOR

Integral Garage

17'11" x 8'9" (5.47m x 2.67m)

Front

Small garden area with a flagged pedestrian footpath leading up to the front door.

Rear

Fully enclosed rear garden with patio area. Located on the back of the house is an electric car charger.

DIRECTIONS

Leave our Selby office and proceed down Finkle Street and onto Micklegate. At the end of Micklegate turn right onto Water Lane, at the traffic lights turn right onto The Crescent, at the next set of lights turn left onto Park Street. Follow the road out of Selby and continue straight ahead at the next two roundabouts. After half a mile turn left onto Barlow Common Road and follow this road into Barlow, the road will merge into Park Road, then will merge into Park Lane. Turn right onto Stable Road where the property can be clearly identified by a Park Row 'For Sale' board.

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Oil


Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage



for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:


GOOLE - 01405 761199

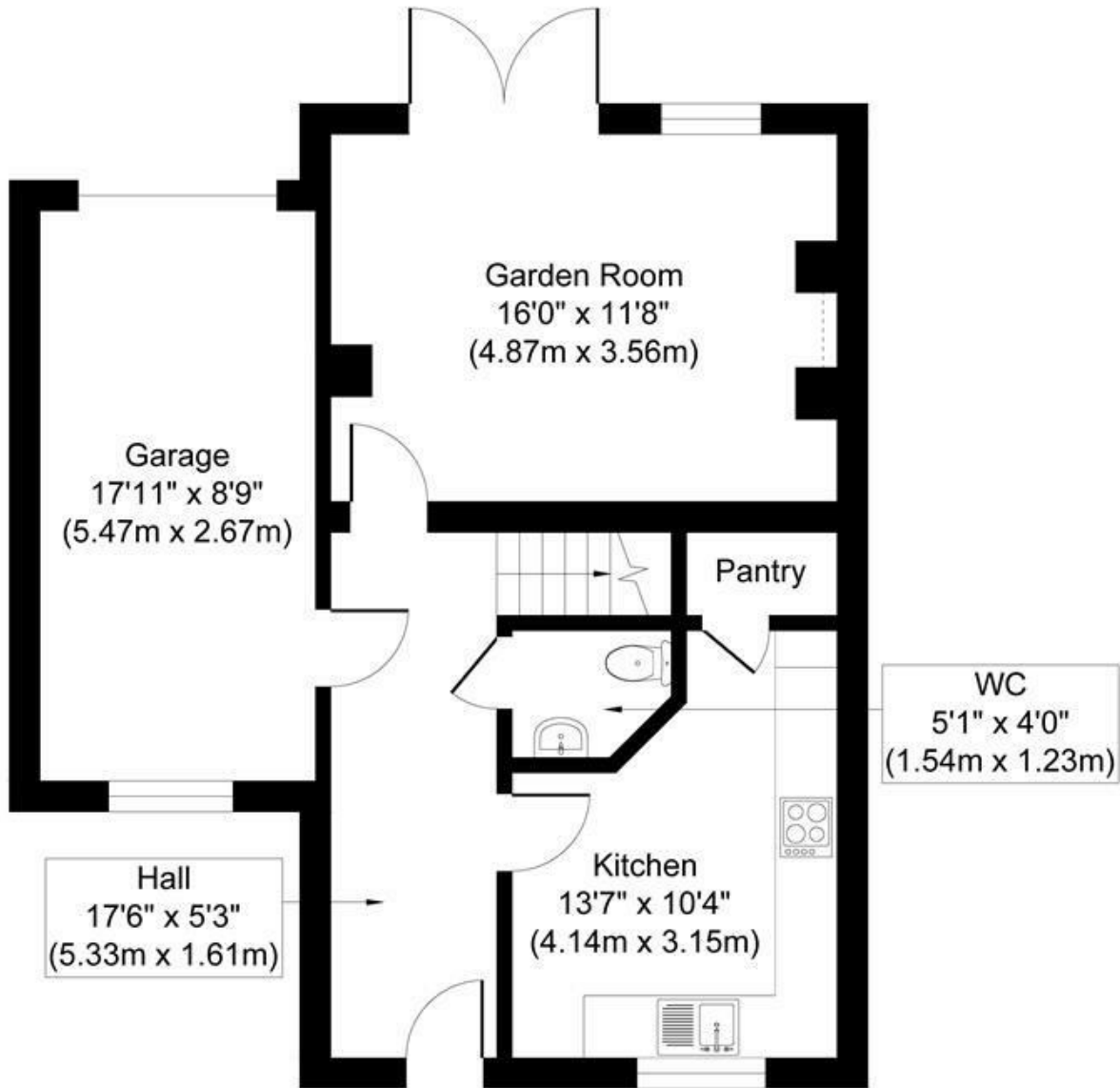
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

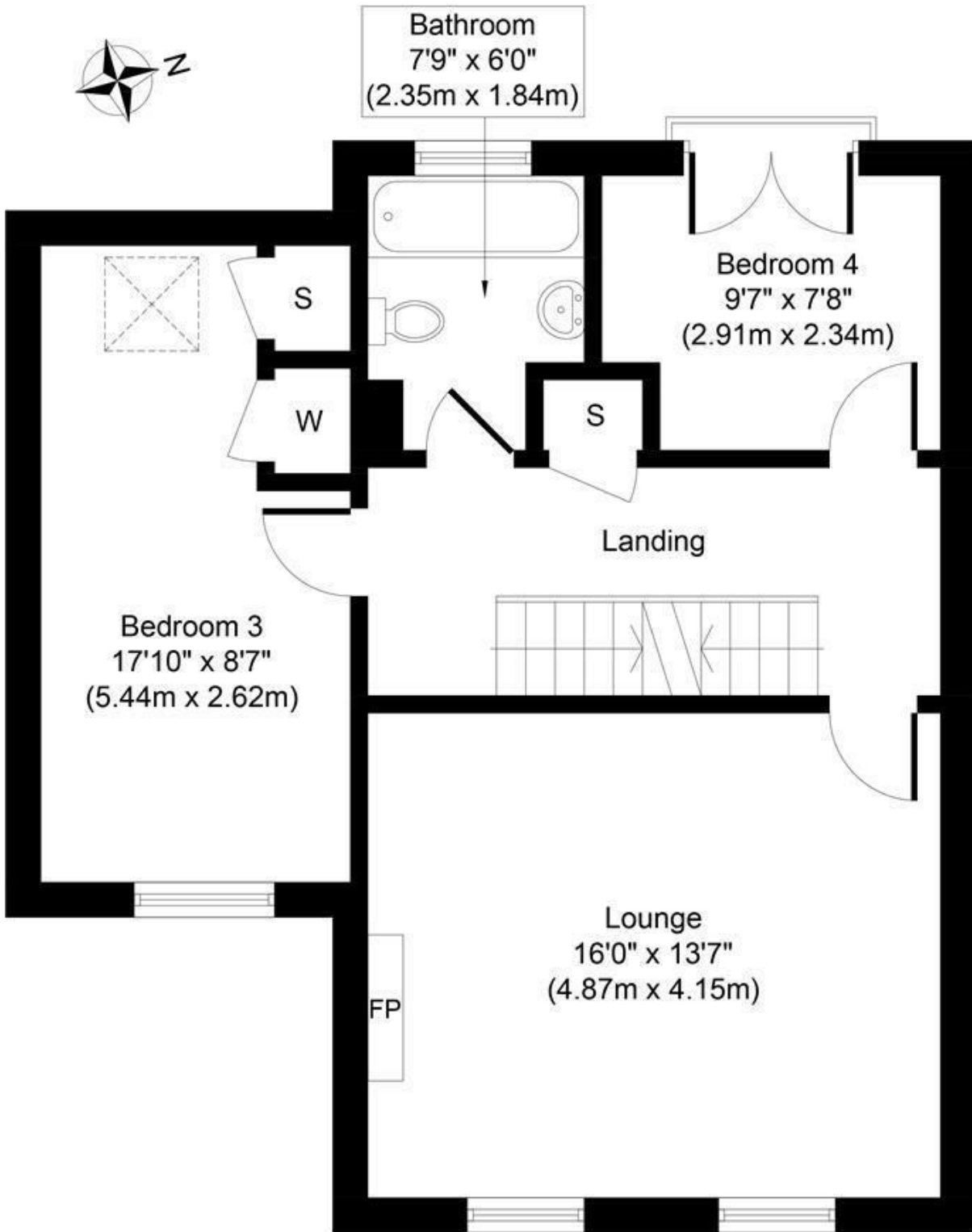




Ground Floor
Approximate Floor Area
625 sq. ft
(58.10 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

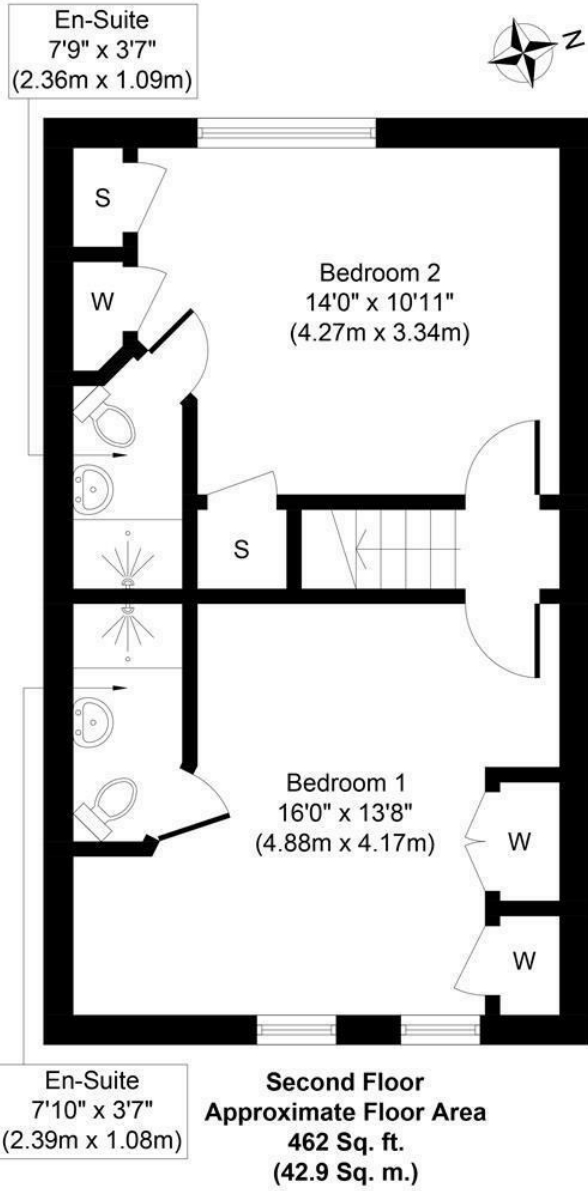
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First Floor
Approximate Floor Area
625 Sq. ft.
(58.1 Sq. m.)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
49-54 E		49-54 E	
41-48 F		41-48 F	
35-40 G		35-40 G	
1-34		1-34	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Current Energy Rating: 62
Potential Energy Rating: 79