

Springfield Close, Barlby, Selby

£250,000

Stephensons
estate agents & chartered surveyors

Springfield Close, Selby YO8 5JW

Est. 1871

£250,000

Tucked away in a quiet cul-de-sac, this attractive link-detached bungalow offers well-proportioned, single-level accommodation together with excellent outside space. The property is perfect for those seeking manageable ground-floor living.

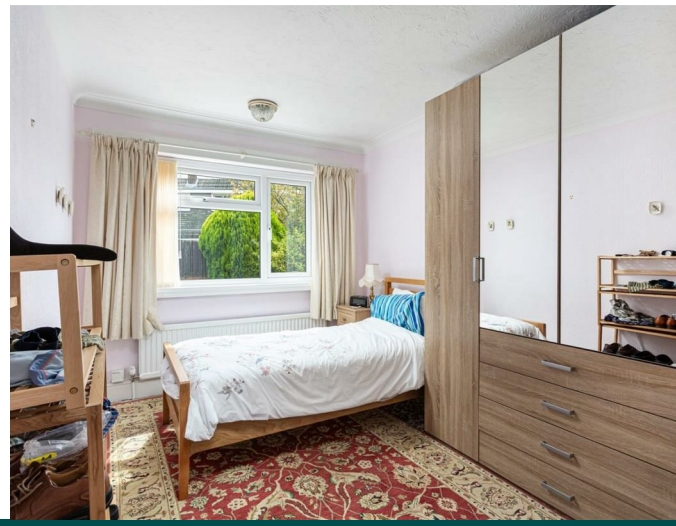
The accommodation is approached via an entrance hall and leads into the kitchen, fitted with a range of wall and base units, including an integrated fridge / freezer,washing machine, Zanussi oven and electric hob. The kitchen benefits from dual aspect windows, and can be exited through the boot room, to the side of the property. The boot room also benefits from dual aspect windows and a composite door. On the opposing side of the entrance hall, you will find a spacious sitting room, featuring a fireplace and a large front-facing window providing plenty of natural light.

There are three good-sized bedrooms to the rear of the property, with Bedroom one benefiting from built in storage. Bedroom three could double up as a dining room, home office, occasional bedroom or hobby room. The room benefits from lots of natural light through the sliding doors to the rear garden. The property also benefits from a shower room central to all three bedrooms, with a window to the side for ventilation, and further useful storage, including a separate store in the hallway.

Outside, the property enjoys an attractive enclosed rear







Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband Coverage: Up to 1600* Mbps download speed
EPC Rating: TBC
Council Tax: North Yorkshire Council Band B
Current Planning Permission: No current valid planning permissions
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.











garden, designed for relatively easy maintenance with a good-sized lawn mainly laid with artificial grass, established borders, mature shrubs and paved seating area. The garden creates an enjoyable space for relaxing or entertaining during warmer months.

To the front, the resin driveway provides off-street parking and access to the attached garage, which benefits from an electric door and offers useful additional storage or workshop space. The property also enjoys a pleasant frontage with an established garden area.

Overall, this is a comfortable and versatile bungalow offering three bedrooms, flexible third-bedroom/dining accommodation, a generous sitting room, a fitted kitchen, boot room, garage, driveway and private enclosed garden. Its quiet cul-de-sac setting and convenient village location make it an excellent opportunity for a range of buyers. All viewings are strongly encouraged and strictly via appointment through the selling agent.

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Partners:

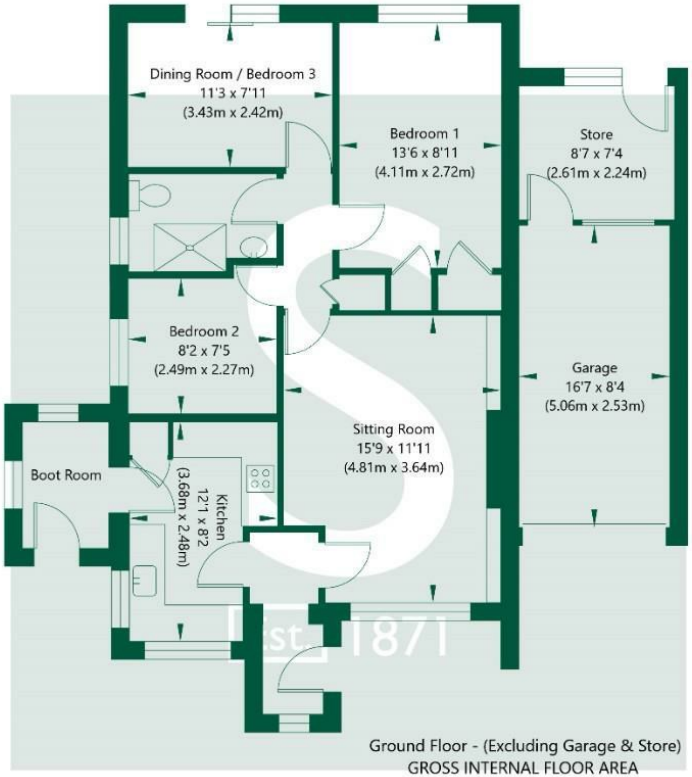
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Ground Floor - (Excluding Garage & Store)
GROSS INTERNAL FLOOR AREA
APPROX. 795 SQ FT / 73.84 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 795 SQ FT / 73.84 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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