



Park Lane, Barlow, Selby

Offers Over £325,000

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Park Lane,
Barlow YO8 8EW

Est. 1871

Offers Over £325,000



Guide Price £330,000. A beautifully restored bungalow, extensively modernised in recent years, occupying a generous plot and located on the outskirts of the charming village of Barlow.

This property has undergone an extensive renovation, thoughtfully blending modern enhancements with the restoration of many charming period features. Recent upgrades include a new oil central heating system, uPVC double-glazed windows, a reimagined kitchen-diner, a revamped bathroom, and beautifully landscaped gardens.

Upon entering through the side door, you are greeted by a spacious hallway that offers ample storage with two useful cupboards and a loft hatch.

The inviting front room exudes comfort, centred around a stunning multi-fuel stove framed by a wooden beam. A large double-glazed window at the front allows natural light to flood the room, complemented by tasteful décor and stylish wood-effect flooring.

Adjacent to the living area is the well-designed kitchen-diner, featuring an array of cream wall and base units, topped with elegant wood-effect work surfaces. The kitchen is equipped with integrated appliances, including a four-ring hob with extractor



Tenure: Freehold
Services/Utilities: Mains drainage, electric and water services are connected. Central heating is provided by Oil.
Broadband Coverage: Up to 1000 Mbps download speed*
EPC Rating: E - 52
Council Tax: B - North Yorkshire
Current Planning Permission: No current valid planning permissions



fan, an electric oven, fridge-freezer, and washing machine. A breakfast bar offers additional space, while ample room remains for a dining table and chairs. A separate door provides access to the outside.

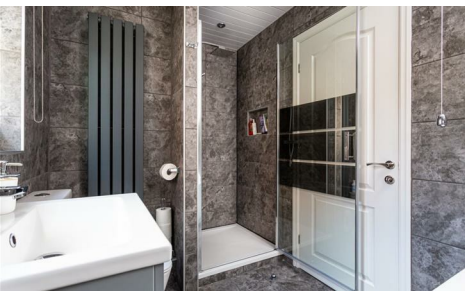
The three bedrooms are positioned at the rear of the property, each benefiting from a double-glazed window and central heating radiator. Notably, the third bedroom features French doors leading directly to the rear garden, offering the potential to transform the space into a garden room, home office, or a retreat, depending on personal needs.

The bathroom is a statement of elegance, with contrasting grey tiling and flooring, and pristine white sanitary ware. The luxurious Jacuzzi-style bath is equipped with mood lighting, multiple jets with varied settings, and a shower attachment. Additionally, a spacious walk-in shower with a glass screen completes this stunning space.

The property is accessed via Park Lane, leading to a shared drive which provides access to a private driveway with space for three vehicles. The front garden is predominantly laid to lawn, bordered by a mix of mature and laurel planted hedging. A small, enclosed area houses the oil tank and offers space for recycling bins. A detached single garage, complete with power, lighting, and extra storage space, provides further convenience.

The current owners have dedicated significant effort to curating the rear garden, with several seating areas designed to enjoy the sun at different times of day. The low-maintenance garden features natural stone paving, a fishpond, and a shed. The summerhouse and pergola are not included in the sale but may be available for purchase by separate negotiation.

This property presents an increasingly rare opportunity to acquire a beautifully renovated and complete home. We highly recommend an internal viewing to fully appreciate the quality and character on offer. Viewings are strictly by appointment only.





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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 784 SQ FT / 72.84 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 784 SQ FT / 72.84 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.

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