

# Park Row



**George Terrace, Barlby, Selby, YO8 5HA**

**Offers Over £290,000**



**\*\*GOOD COMMUTER LINKS\*\*CLOSE TO SCHOOLS\*\*** Situated in Barlby, this four bedroom semi-detached property briefly comprises: Hall, Lounge, Kitchen Living Dining Room, Playroom, Utility and ground floor W.C. To the first floor there are three double Bedrooms, One single Bedroom with the Main Bedroom having an En-suite and family Bathroom. To the second floor is an Attic Room. Externally, the property benefits from a driveway and garage for storage, to the rear there is a low maintenance artificial lawn with outbuildings including bar and storage opening out to an undercover paved area onto a raised decking area. **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE 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'.**



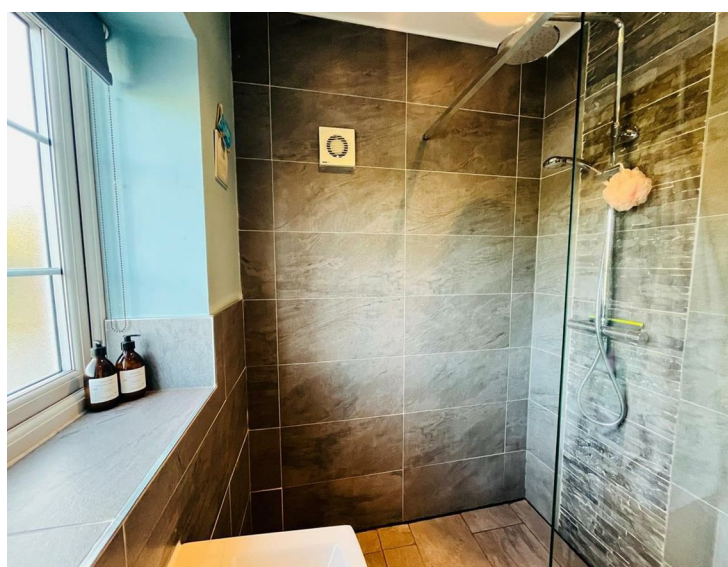
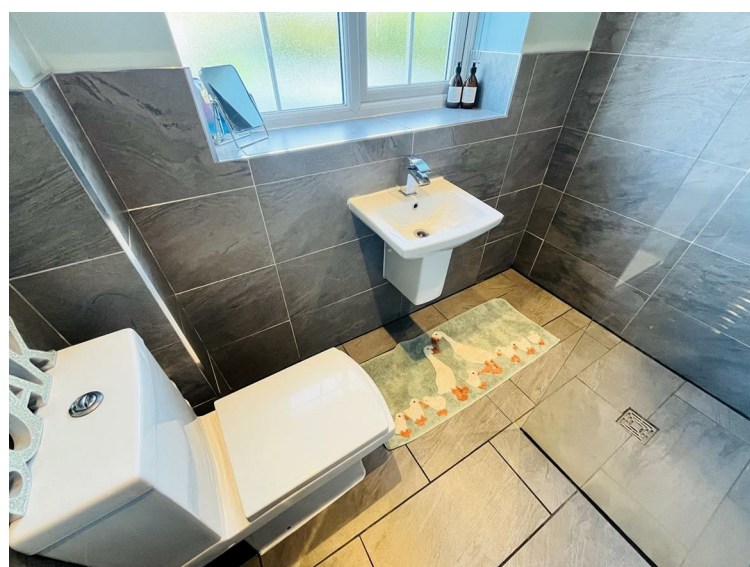




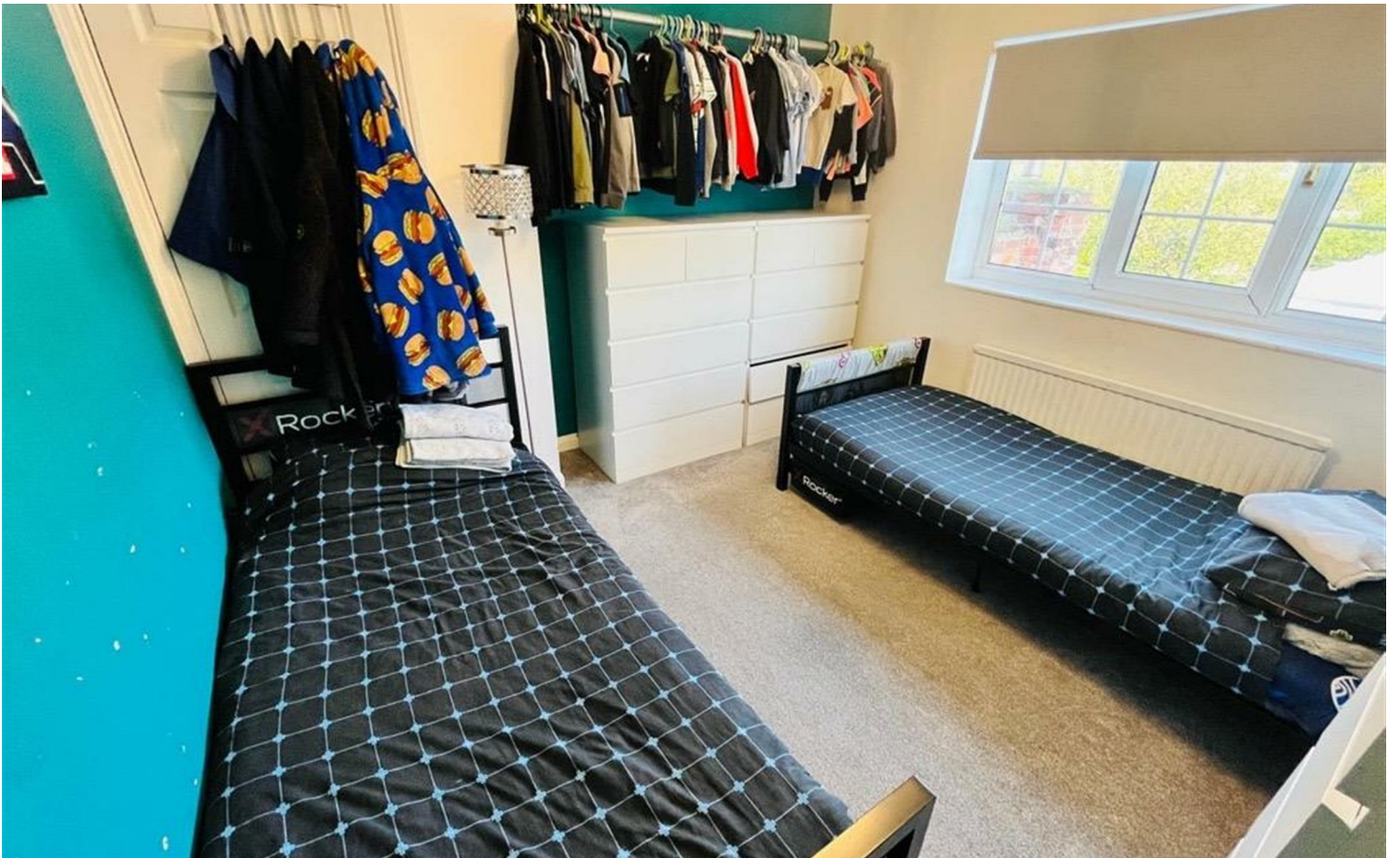


























## PROPERTY OVERVIEW

This spacious four bedroom semi-detached home in Selby offers great accommodation ideal for modern family living. The ground floor has an inviting hall, a comfortable lounge, a stylish open-plan underfloor heated kitchen living diner which has been extended to add not only more space to the home, but versatility too. A place where you can sit and relax and watch T.V, or have a family meal around the table. The kitchen has a storage cupboard with ample space also housing the boiler. An extension to the side of the home adds a playroom and utility room and a convenient ground floor W.C finishes the ground floor accommodation. To the first floor are three generous double bedrooms and one single bedroom, with the main bedroom featuring an en-suite shower room, alongside a contemporary family bathroom. A versatile attic room occupies the second floor, perfect for use as a home office or additional living space accessed via loft ladder. Externally, the property benefits from a driveway and garage for storage, while the rear garden offers a low-maintenance artificial lawn, and an outside W.C . Outbuildings include a bar and storage area , a paved undercover seating area, and a raised decking area ideal for entertaining and relaxing. This home has been thoughtfully planned to give room, space and light. A not to miss opportunity.

## GROUND FLOOR ACCOMMODATION

### Hall

10'2" x 3'11" (3.10m x 1.20m )

### Ground Floor w.c

4'7" x 2'7" (1.41m x 0.81m)

### Lounge

10'8" x 23'3" (3.27m x 7.09m)

### Kitchen Living Diner

24'0" x 25'7" (7.32m x 7.80m )

### Playroom

6'11" x 5'11" (2.11m x 1.81m)

### Utility

9'9" x 6'10" (2.99m x 2.10m )

## FIRST FLOOR ACCOMMODATION

### Bedroom One

14'11" x 6'10" (4.56m x 2.10m )

### Ensuite

6'11" x 4'11" (2.12m x 1.50m )

### Bedroom Two

10'2" x 11'3" (3.12m x 3.44m )

### Bedroom Three

10'9" x 10'11" (3.30m x 3.35m)

### Bedroom Four

6'6" x 7'4" (2.00m x 2.26m)

### Bathroom

7'8" x 4'11" (2.34m x 1.52m )

## SECOND FLOOR ACCOMMODATION

### Attic Room

12'9" x 9'3" (3.91m x 2.82m)

## EXTERIOR

### Front

To the front the property benefits from a driveway and garage used for storage.

### Rear

To the rear there is a low maintenance artificial lawn with outbuildings including bar and storage opening out to a paved area undercover and onto a raised decking area.

## DIRECTIONS

From Gowthorpe in Selby head through the lights towards York , over the toll bridge and straight over the next roundabout. At the second roundabout stay on the A19 towards York and at the next roundabout take a left onto Highfield View and follow the road round taking a left to stay on Highfield View, then turn left onto George Terrace where the property can be clearly identified by a Park Row 'For Sale' board.

## HEATING AND 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.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire

Tax Banding: B

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: Gas


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.

## 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.

## 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.

## 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:


SELBY - 01757 241124

GOOLE - 01405 761199

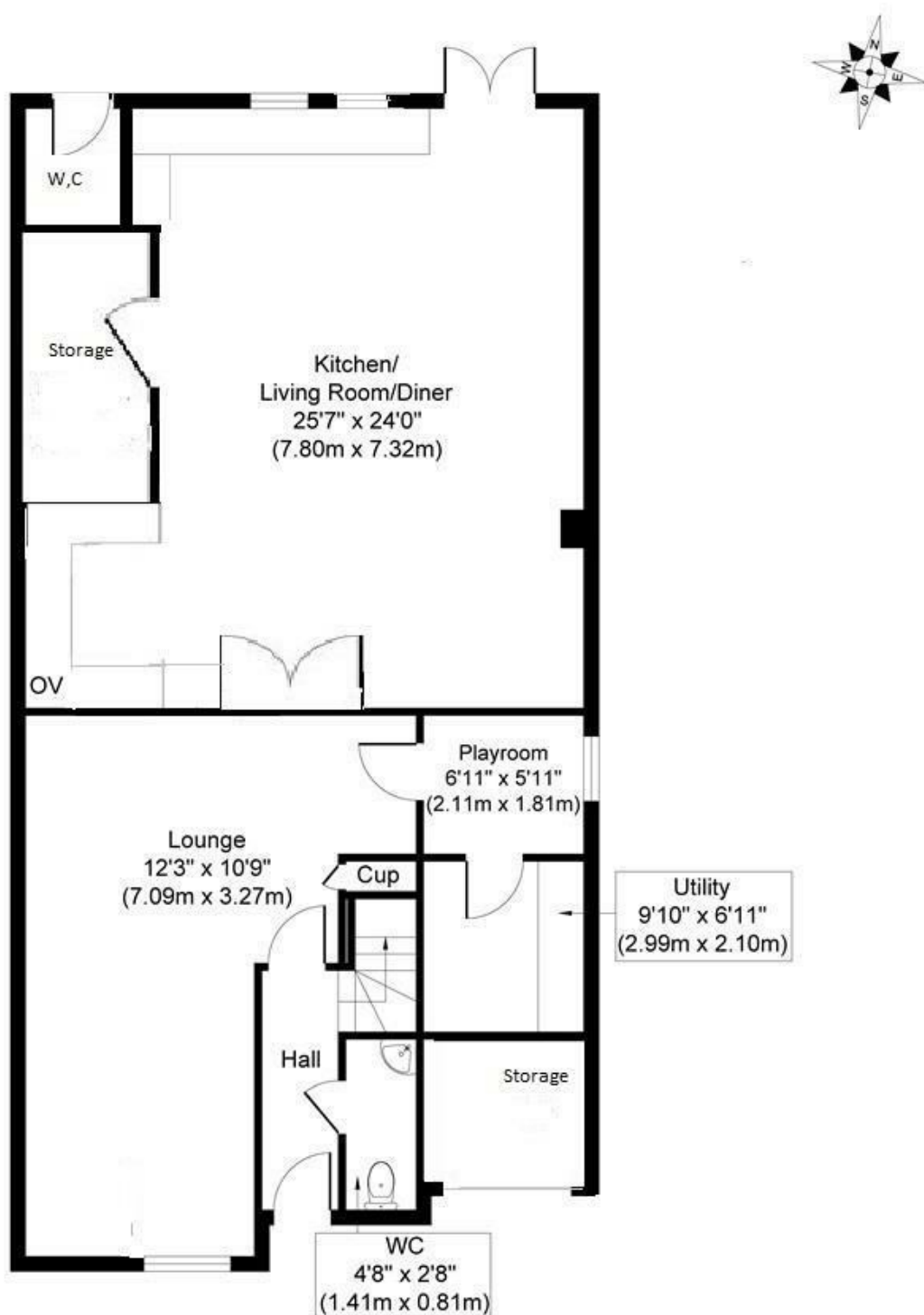
SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





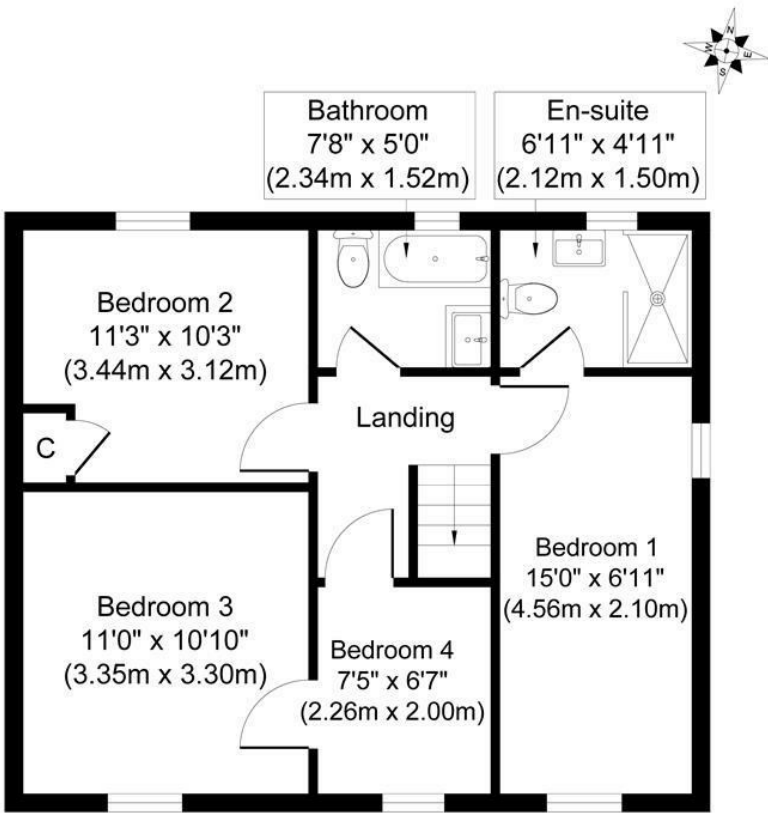


**Ground Floor**  
**Approximate Floor Area**  
**1148 sq. ft**  
**(106.69 sq. m)**

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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