



**Pindars Way, Barlby, YO8 5XU**

Guide Price **£375,000**





## Pindars Way, Barlby

Selby, YO8 5XU

- Four Bedroomed Detached House
- North Facing Enclosed Rear Garden
- 135 Sq. M/ 1463 Sq. Ft.
- Single Integrated Garage with Double Width Driveway
- Mains Water/ Mains Drainage
- Mains Gas Central Heating/ Mains Electricity
- Construction 'Brick Built'
- FREEHOLD
- EPC Rating 'C' (69)
- Council Tax Band 'D'



Four Bedroomed, Three Reception Rooms, Dining Kitchen and Utility ... need I list more reasons for you to make this your home?

Step into a home where every detail invites you to linger, pause, and imagine a life well-lived. This four bedroom detached sanctuary, crisply decorated and thoughtfully arranged across 135 square metres, welcomes you from the very first moment with a sense of space that breathes.

Kick off your shoes in the enclosed porch and head straight in.

Oak flooring, leads you through the door on the left and into the Lounge. With a generous sized Bay window, this peaceful room is ideally situated for shutting yourself away from distractions and cosying down for the night.

Across the hall, passing the stairs, is the family room. This room has been previously converted from an integral garage and is a great space for a home office, or could be used perhaps as a media room for the children where they can entertain friends? Doors to the under-stair storage cupboard and through into the kitchen.

Elbow room comes with elbow room in this crisply decorated culinary space. Above and below, an abundance of 'soft closing' cupboards - Charcoal Grey units with Stone effect worktops.

Cooking facilities include an eye-level oven and a 4-ring Gas hob. Take a moment of mindfulness watching the songbirds whilst filling up the kettle at the sink, as you catch the sun through the rear window. Integrated appliances include a fridge/freezer and dishwasher.

The dining area currently seats four, however there is ample space for larger tables for family celebrations.

Beyond the dining area is the open-plan Garden room extension, which boasts large windows to two elevations and generous patio doors, which open out onto the rear patio. You can certainly allow the outside in - and make a quick dash for cover when we get the odd Spring shower!



Tucked away to the side of the Kitchen, locate your handy Utility room with space for a washing machine and separate tumble drier. Doors lead into the ground floor cloaks/w.c. and outside.

Four bedrooms await upstairs, each a restful retreat, where soft light and soothing hues set the stage for deep sleep and gentle awakenings. The principal suite offers a touch of luxury, with ample wardrobe space and a serene atmosphere that whispers you to relax and recharge. The fully tiled ensuite shower room completes the space.

Family or guests will find their own corners to call home, with each bedroom promising comfort and quiet.

The family bathroom, boasts matching bathroom furniture with panel bath, vanity wash hand basin and close-coupled w.c.

Outside, to the front is a low maintenance front garden with double-width Tarmac drive, which leads up to the integral single garage.

To the rear is a generous lawned garden with several patio areas.

This is a home that balances elegance and ease, offering elbow room to grow, entertain, and cherish life's moments. Discover the perfect blend of comfort, style, and thoughtful design - a place where every day feels a little bit special, and coming home is always a pleasure.

Please Note:

- Heating system serviced 06/02/2026
- Single storey extension added 2018 (garage conversion - building control certificate not obtained)

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Conduct their own inspections, surveys and searches  
Seek independent legal and professional advice as appropriate.

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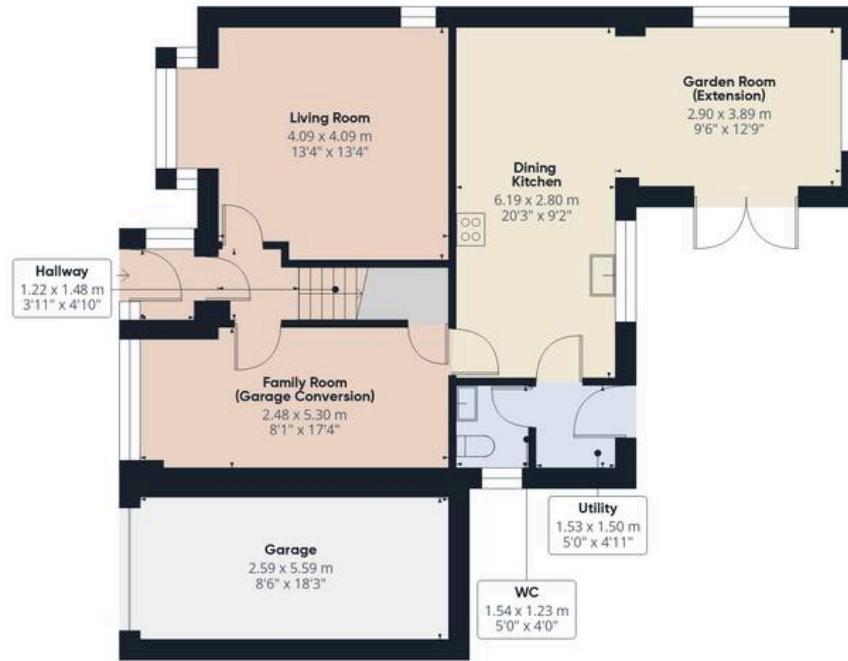
Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955









Ground Floor

Approximate total area<sup>(1)</sup>

135.9 m<sup>2</sup>

1463 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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