



HUNTERS[®]
HERE TO GET *you* THERE

60 Sycamore road, Barlby, YO8 5XE

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Offers In The Region Of £220,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this three bedroom semi detached dormer bungalow situated within this popular village of Barlby. The property benefits from gas central heating system, UPVC double glazing and briefly kitchen, lounge bathroom and two bedrooms to the ground floor. To the first floor there is a further bedroom. To the front of the property there is a driveway leading down the side of the property to a garage along with parking for several vehicles. To the rear of the property is a low maintenance garden with shrub borders and fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters (Selby) seven days a week to book a viewing.

LOCATION

Barlby is a charming village that allows for convenient access to both York and Selby. The village is served by a local convenience store, pharmacy, primary school and public house. Barlby is a popular village with easy access to Selby, York, Howden and also easy access to the A163, A19, A63 road networks.

DIRECTIONS

From Selby take the A19 in the direction of York. Turn left at the roundabout to Barlby Village, continue along Barlby Road and through the village. Take the right hand turn onto Bramley Avenue and then right onto Sycamore Road where the property can be identified by our Hunters for sale board.

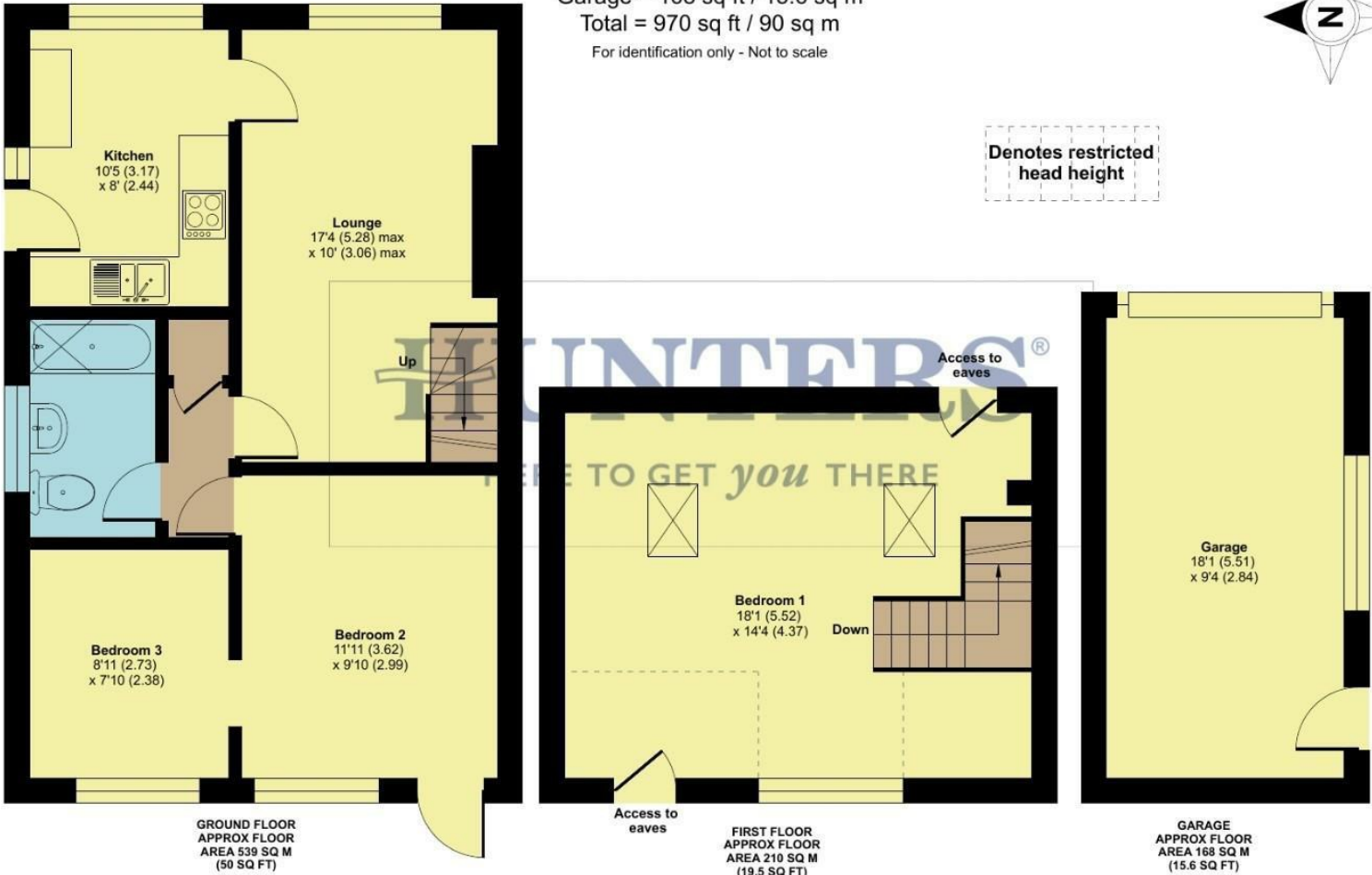
Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; B
EPC Rating : D

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Sycamore Road, Barlby, Selby, YO8

Approximate Area = 749 sq ft / 69.5 sq m
Limited Use Area(s) = 53 sq ft / 4.9 sq m
Garage = 168 sq ft / 15.6 sq m
Total = 970 sq ft / 90 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Property Group. REF: 1439730.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

