



Elmhirst  
Parker  
Estate Agents & Solicitors



47 Park Road

Barlow  
YO8 8ES

Price  
£275,000



- DETACHED HOUSE
- THREE BEDROOMS TWO OF WHICH ARE DOUBLE
- TWO RECEPTIONS
- CONSERVATORY
- MODERN BATHROOM ( FITTED 2022)
- GARAGE AND WORKSHOP
- GOOD SIZED REAR GARDEN
- SEMI-RURAL VILLAGE LOCATION





Recently reduced to reflect some updates required. Nestled on Park Road in Barlow, Selby, this delightful detached house has three well-proportioned bedrooms, two of which are spacious doubles, two reception rooms and a modern bathroom with contemporary fixtures. The property also boasts a good sized rear garden along with a garage and a workshop, offering ample storage and workspace for hobbies or projects. The property is also within close proximity to local nature reserves, allowing residents to enjoy the beauty of the outdoors right on their doorstep. Whether you are taking leisurely walks or engaging in outdoor activities, the natural surroundings enhance the appeal of this lovely home. This property presents an excellent opportunity for those looking to settle in a peaceful yet accessible location.

Entrance door with storm porch over leading into:-

#### Entrance Hall

3.65m x 1.81m (11'11" x 5'11")

With an open tread staircase to the first floor. Electric heater.

#### Living Room

4.79m x 3.64m (15'8" x 11'11")

Having a bay window to the front elevation and an electric heater. Double doors into:-

#### Dining Room

2.98m x 2.95m (9'9" x 9'8")

Having a window to the rear elevation and an electric heater.

#### Kitchen

3.66m x 2.95m (12'0" x 9'8")

Having a range of wooden fronted base and wall units. Work surfaces incorporating a single drainer stainless steel sink unit. Gas cooker (LPG) point and space for a fridge. Plumbing for a dishwasher. Electric heater. Having a window to the rear elevation and steps down into:-

#### Utility Area

3.02m x 2.6m (9'10" x 8'6")

With plumbing for an automatic washing machine and door into:-

#### Conservatory

3.82m x 1.87m (12'6" x 6'1")

With half height glass panes and a door leading into the rear garden.

#### Landing

2.88m x 2.22m (9'5" x 7'3")

With doors off and access to the loft space. Having a window to the side elevation.

#### Bedroom 1

3.71m x 3.65m (12'2" x 11'11")

Being of double size and having a window to the front elevation. Wardrobes incorporating a dressing table unit. Electric heater.



### Bedroom 2

3.71m x 2.99m (12'2" x 9'9")

Being of a double size and having a window to the rear elevation. Electric heater.

### Bedroom 3

2.92m x 2.68m max (9'6" x 8'9" max)

Having a window to the front elevation. Storage cupboard.

### Bathroom

2.88m x 1.63m (9'5" x 5'4")

Being fully tiled and re-fitted in 2022. Having a white suite comprising panelled bath with an electric shower over, wash hand basin and wc. Ladder style heater/towel rail. With a window to the rear elevation.

### Garage

5.86m x 2.62m (19'2" x 8'7")

A single attached garage with an up and over door and power connected. The roof was re-felted in 2024.

### Outside

To the front of the property is paving with a pebbled area. The rear garden is a good size, laid mainly to lawn with a large paved patio area. Workshop and garden shed.

### Utilities

Mains Electric

LPG Gas (cooker only)

Mains Water

Mains Sewerage

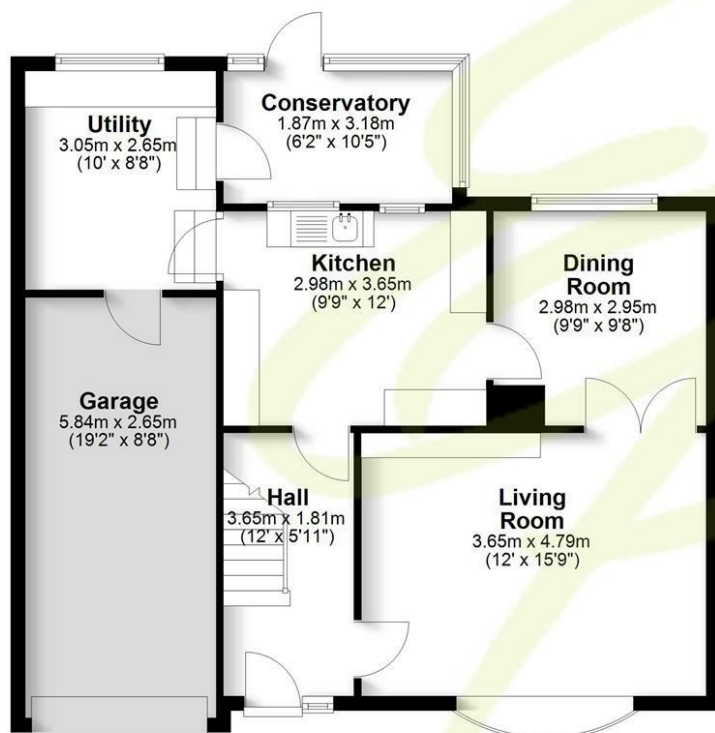
Mobile 4G

Broadband FTTP (Ultrafast)



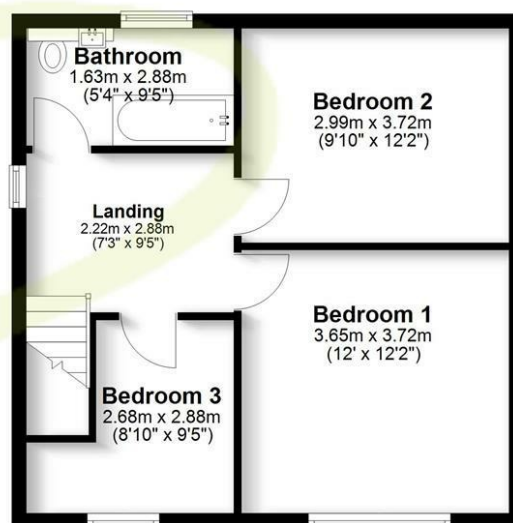
### Ground Floor

Approx. 60.1 sq. metres (646.6 sq. feet)



### First Floor

Approx. 45.1 sq. metres (485.8 sq. feet)



Total area: approx. 105.2 sq. metres (1132.4 sq. feet)

Total area excludes garage.

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | <b>35</b>               | <b>81</b> |
| England & Wales                             | EU Directive 2002/91/EC |           |

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