



HUNTERS[®]

HERE TO GET *you* THERE

16 Landing Close, Barlby, Selby, YO8 5LG

16 Landing Close, Barlby, Selby, YO8 5LG

Asking Price £250,000

DESCRIPTION

Hunters are delighted to offer for sale this well presented three bedroom detached property situated within the popular village of Barlby. The property benefits an air source heat pump, UPVC double glazing and briefly comprises a porch, lounge, kitchen/dining room and utility room to the ground floor. To the first floor bedroom there are three bedrooms and a newly refurbished family bathroom. To the front of the property there is a driveway with parking for several vehicles. To the rear of the garden there is a low maintenance garden with 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.

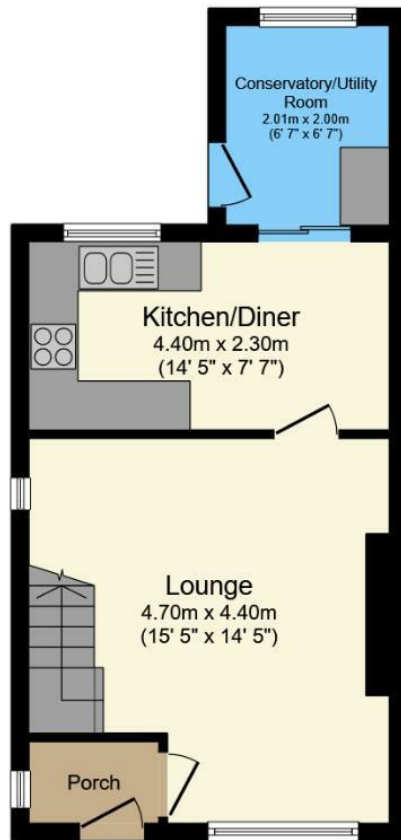
DIRECTIONS

From Selby take the A19 in the direction of York. Turn left at the roundabout to Barlby village, continue along Barlby Road then turn left onto Landing Lane. Continue on Landing Lane where the property can be identified by our Hunters For Sale Board.

Material Information - Selby

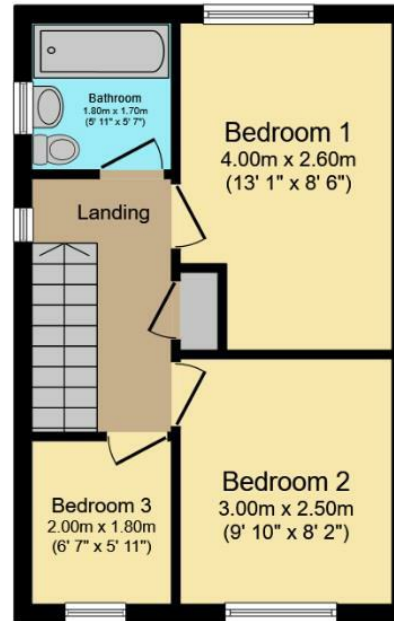
Tenure Type; Freehold
Council Tax Banding; B
EPC Rating : D

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884
selby@hunters.com | www.hunters.com



Ground Floor

Floor area 36.5 sq.m. (393 sq.ft.)



First Floor

Floor area 31.2 sq.m. (336 sq.ft.)

Total floor area: 67.7 sq.m. (729 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

| 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 | | | |
| | | | 82 |
| | | 62 | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

| 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 | | | |
| | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |







