

HUNTERS®
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Sycamore Road, Barlby, Selby, YO8 5XD

Asking Price £190,000

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DESCRIPTION
Hunters (Selby) are delighted to offer for sale this two bedroom semi detached bungalow situated within this popular village of Barlby. The property benefits from UPVC double glazing, new gas central heating system and briefly comprises kitchen/dining area, reception room, two bedrooms, bathroom and a conservatory. To the front of the property there is a driveway with a garden laid to lawn. To the rear of the property there is a garden laid to lawn and fencing around the perimeter. Viewing comes highly recommended. 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 on the left hand side.

Material Information - Selby
Tenure Type; Freehold
Council Tax Banding; B
EPC Rating : D



KEY FEATURES

- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- UPVC DOUBLE GLAZING
- CONSERVATORY
- DRIVEWAY
- GARDEN
- VILLAGE LOCATION
- VIEWING HIGHLY RECOMMENDED
- EPC RATING : TBC
- BRAND NEW BOILER








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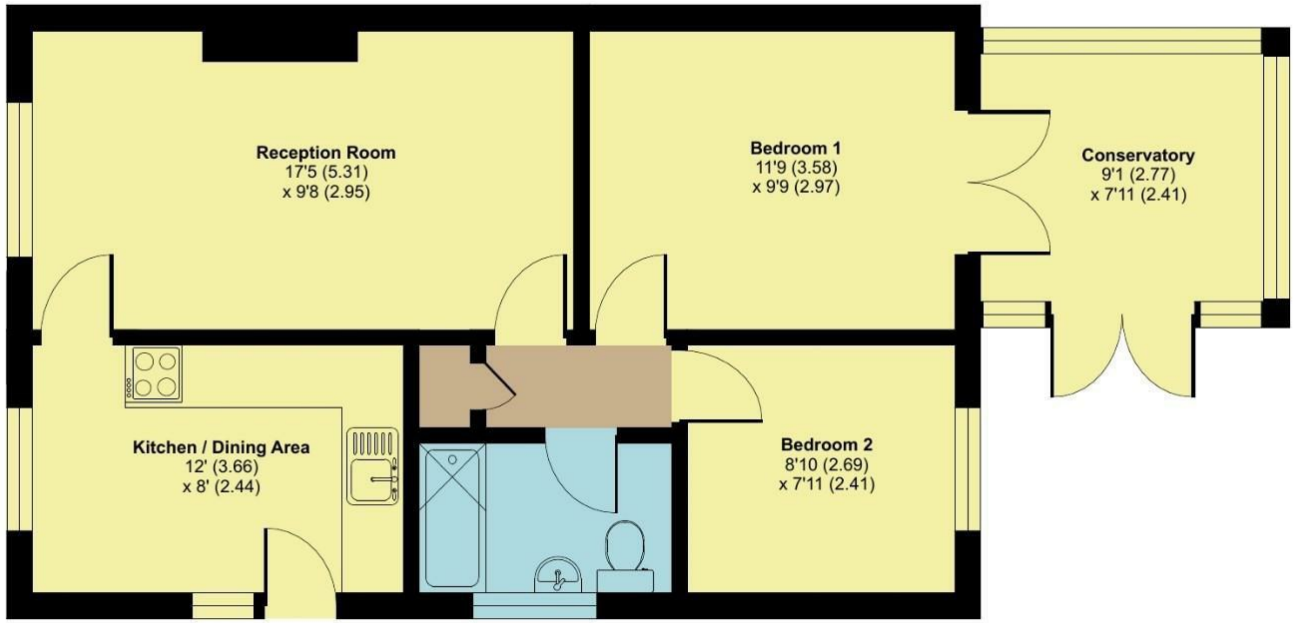

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Approximate Area = 622 sq ft / 57.8 sq m

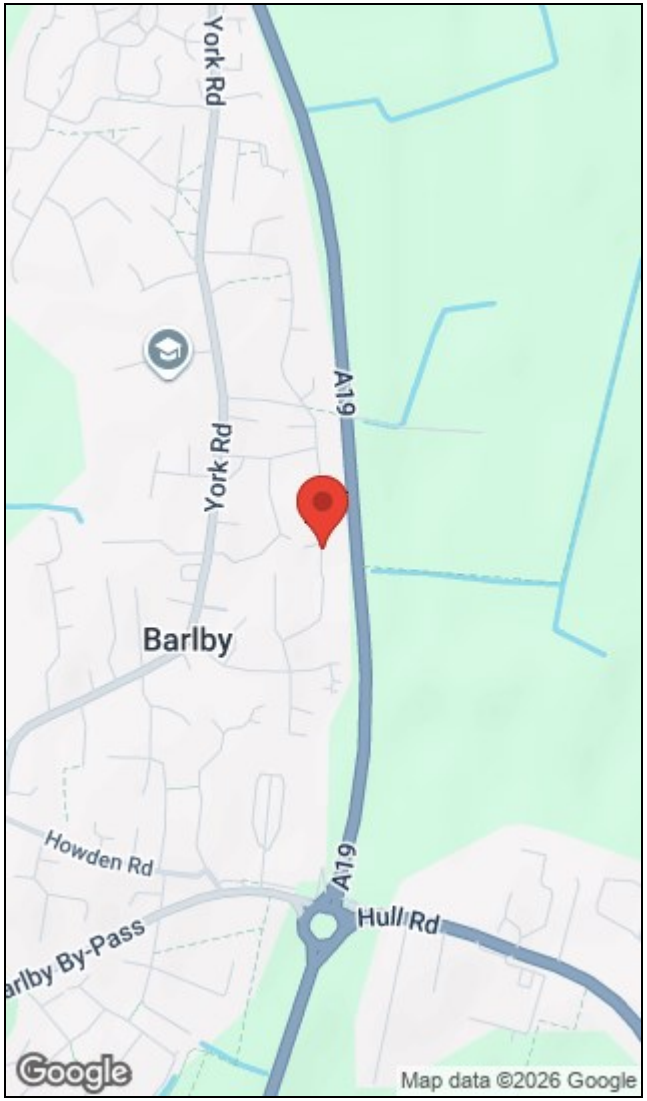
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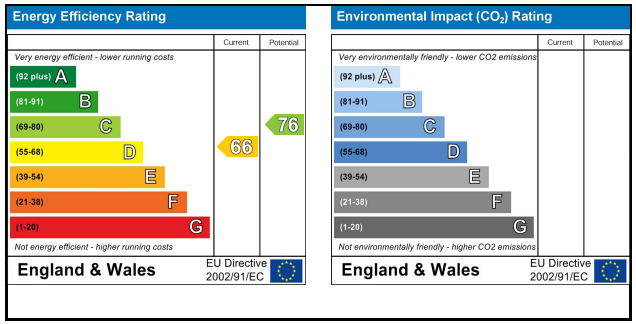


GROUND FLOOR
APPROX FLOOR
AREA 57.8 SQ M
(622 SQ FT)

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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