

# Park Row



**Kings Close, Barlby, Selby, YO8 5XG**

**Offers Over £375,000**



**\*\* SOUTH FACING GARDEN \*\* CUL-DE-SAC LOCATION \*\*** Situated in Barlby, this detached bungalow briefly comprises: Hall, Kitchen Diner, Lounge, Garden Room, three bedrooms and Shower room. Externally, the property benefits from a driveway and garage to the front with a rear enclosed south facing garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND LOCATION OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'**









## PROPERTY OVERVIEW

Situated in the sought-after village of Barlby, this well-presented bungalow offers spacious and versatile single-storey living, making it an ideal home for families, couples, or those looking to downsize without compromising on space.

The property features a bright and welcoming living room, a well-appointed kitchen with ample storage and workspace, and a Garden Room opening onto the south-facing rear garden, creating a wonderful space to enjoy natural light throughout the day. There are also three generously sized bedrooms offering flexible accommodation. A modern family shower room completes the internal layout.

Externally, the property benefits from gravelled off-street parking to the front, along with a detached garage providing additional parking or useful storage space. To the rear is an attractive, south-facing garden, offering a private outdoor space ideal for relaxing, entertaining and enjoying the sunshine throughout the day.

Conveniently located close to local amenities, schools and transport links, Barlby offers a friendly village setting with easy access to Selby, York and Leeds, making it an excellent choice for commuters while retaining a peaceful residential feel. The village benefits from everyday amenities, good transport connections and nearby countryside walks, offering the perfect balance of convenience and village living.

This fantastic detached bungalow presents a wonderful opportunity to acquire a spacious home in a desirable location, and early viewing is highly recommended.

## GROUND FLOOR ACCOMMODATION

### Hall

13'5" x 12'0" (4.11m x 3.66m )

### Kitchen Diner

16'9" x 11'5" (5.12m x 3.49m )

### Lounge

16'9" x 11'5" (5.13m x 3.50m )

### Garden Room

12'6" x 10'4" (3.83m x 3.16m )

### Bedroom One

13'0" x 11'1" (3.98m x 3.40m)

### Bedroom Two

11'5" x 9'1" (3.49m x 2.79m)

### Bedroom Three

8'0" x 7'6" (2.46m x 2.31m )

### Shower Room

8'0" x 7'11" (2.46m x 2.43m )

## EXTERNAL

### Front

Gravelled area providing ample off street parking for multiple vehicles.

### Rear

Spacious lawned garden with paved area and access to garage.

## DIRECTIONS

Leaving Selby, head down the A19, then left at the roundabout onto Barlby Road, Keep straight on Barlby Road, onto York Road then finally, left into Kings Close, where the property can then be clearly identified by our Park Row Properties 'For Sale' Board.

## HEATING & APPLIANCES.

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire County Council

Tax Band: D

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## UTILITIES, BROADBAND AND MOBILE COVERAGE.

Electricity: Mains

Heating: Gas Mains

Sewerage: Mains

Water: Mains


Broadband: 5G

Mobile: Ultrafast

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## MAKING AN OFFER...

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to



'Park Row Properties' that they are financially able to proceed with the purchase of the property.  
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

### **MEASUREMENT'S.**

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

### **VIEWING'S.**

Strictly by appointment with the sole agents.  
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

### **OPENING HOUR'S.**

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

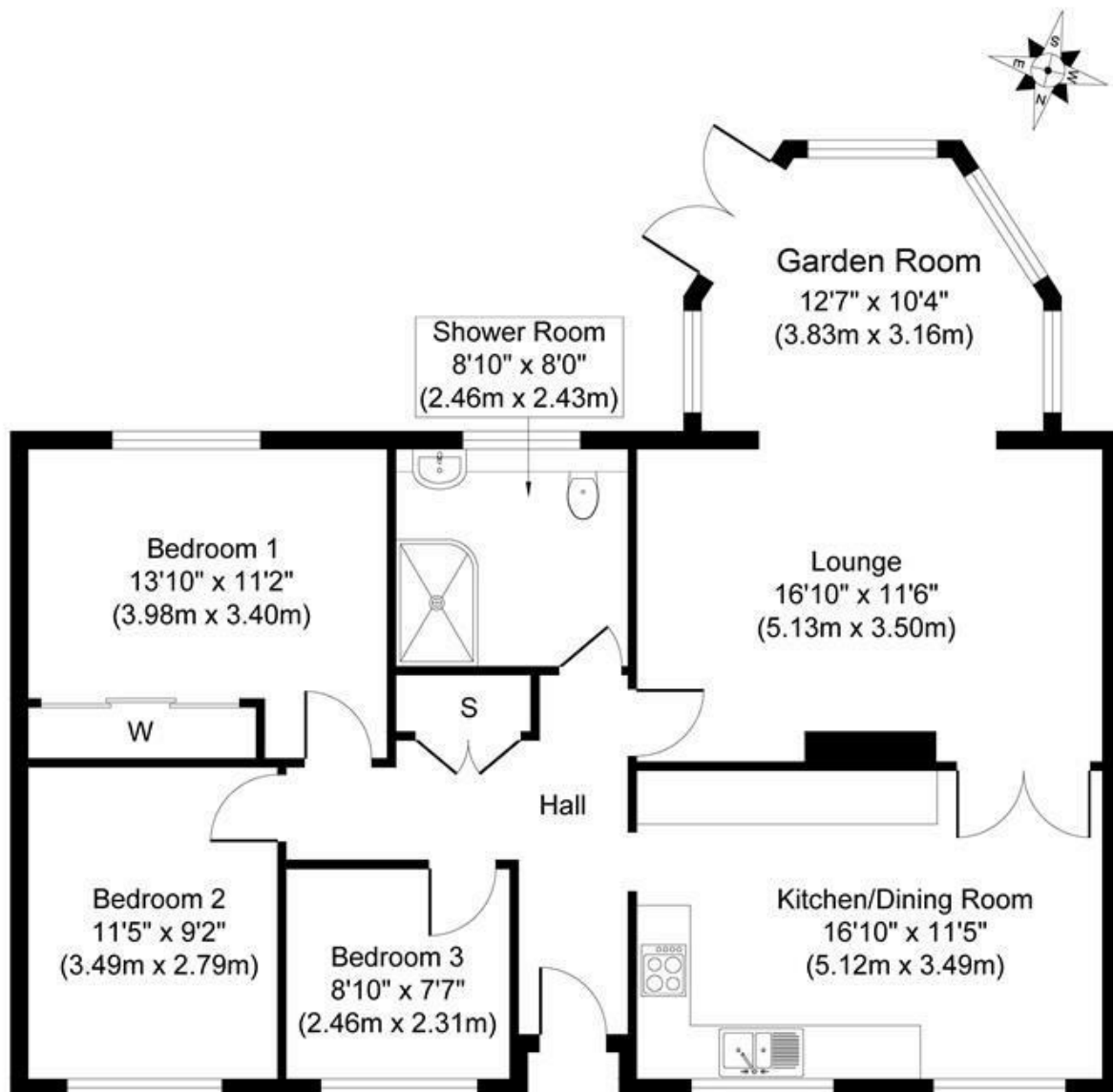
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

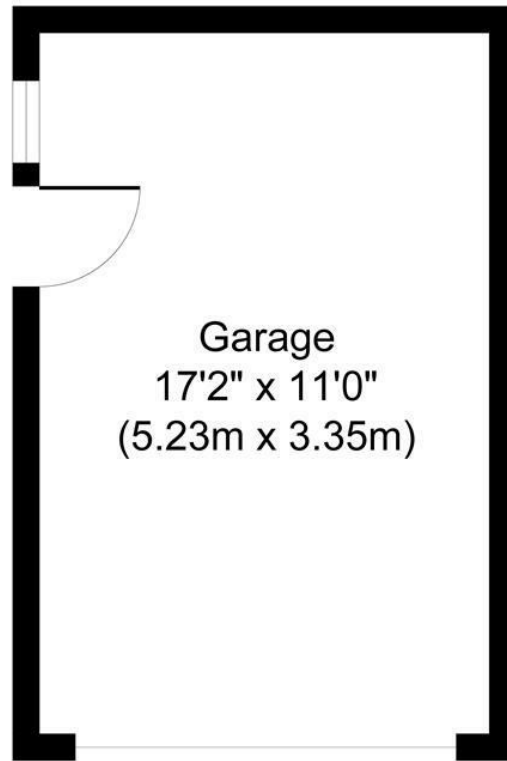
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**1022 sq. ft**  
**(94.95 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Garage  
17'2" x 11'0"  
(5.23m x 3.35m)

**Garage**  
**Approximate Floor Area**  
**189 sq. ft**  
**(17.57 sq. m)**

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
49-54 E		49-54 E	
41-48 F		41-48 F	
31-40 G		31-40 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	86		
	71		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC