



15 Maple Tree Avenue, Barlby, Selby, YO8 5XP

Modern Detached Property | Four Bedrooms | Driveway Parking | Detached Garage | Sun Trap Rear Garden | Conservatory | En-Suite In Master Bedroom | Popular Village Location | Viewing Highly Recommended

- Modern Detached Property
- Gas Central Heating
- Council Tax Band - D
- Sun Trap Rear Garden
- Four Bedrooms
- Freehold Property
- En-Suite To Master Bedroom
- Driveway Parking & Detached Garage
- EPC Rating - C
- Conservatory

£350,000

Jigsaw Move are pleased to present this delightful detached house nestled on the charming Maple Tree Avenue in Barlby, Selby. The property offers a perfect blend of modern living and comfort.

Built in 1999, the property spans an impressive 1,326 square feet and features a spacious hall that leads into an inviting open-plan ground floor. The sitting area boasts a recently replaced log effect gas fire, creating a warm and welcoming atmosphere, while the laminate flooring throughout adds a contemporary touch. The current owner has also updated the cladding to the property within recent years.

The kitchen is a standout feature, designed in a stylish onyx grey and equipped with high-quality Neff appliances, including an oven, induction hob, extractor and microwave, alongside a Bosch fridge/freezer, washing machine, and dishwasher. A gas Vaillant boiler is discreetly housed within a tall kitchen unit, ensuring convenience and efficiency. The property also boasts a Hive central heating control system for added luxury.

The open-plan conservatory is a lovely addition, complete with lights, sockets, and a radiator, offering splendid views of the mature rear garden. The garage is equally impressive, featuring a double side door and an electric roller shutter, along with ample sockets and lights for added functionality.

This home has a beautifully presented rear garden, which bathes in sunlight throughout the day. This outdoor space is beautifully enhanced with security and decorative lights, a wooden gazebo on the decked area perfect for entertaining, and two sitting/play sheds that are negotiable with the asking price. The garden also features outside sockets, one conveniently located by the shed and another by the decked area. The outdoor space is perfect for enjoying summer barbecues, gardening, or simply unwinding in a tranquil setting.

Upstairs, you will find four generously sized bedrooms, all adorned with new carpets. The master bedroom includes an en-suite bathroom with a shower, toilet, and basin, while the main bathroom is equipped with a bath, ensuring ample facilities for family living which were replaced around three years ago.

Additionally, the property is equipped with an efficient alarm system, which is serviced annually and can be accessed remotely, providing peace of mind for homeowners. Practical features such as the airing cupboard on the landing, which houses an electric pump for the showers, further enhance the convenience of this lovely home.

This property is not just a house; is a true gem, offering a blend of space, style, and practicality, making it an ideal family home in a sought-after location. With its excellent location and thoughtful design, it presents an exceptional opportunity for those looking to settle in a welcoming community. Do not miss the chance to make this wonderful house your new home.

GROUND FLOOR ACCOMMODATION

Entrance Hall 14'4" x 5'1" (4.38m x 1.54m)

Lounge/Dining Room 23'5" x 13'2" (7.15m x 4.01m)

Kitchen 8'9" x 11'1" (2.67m x 3.37m)

WC 6'9" x 2'7" (2.07m x 0.80m)

Conservatory 12'10" x 11'0" (3.93m x 3.36m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 13'0" x 11'11" (3.95m x 3.62m)

En-suite 3'3" x 8'10" (1.00m x 2.70m)

Bedroom Two 9'7" x 11'8" (2.93m x 3.55m)



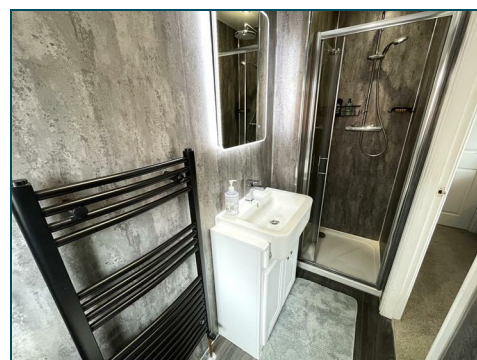
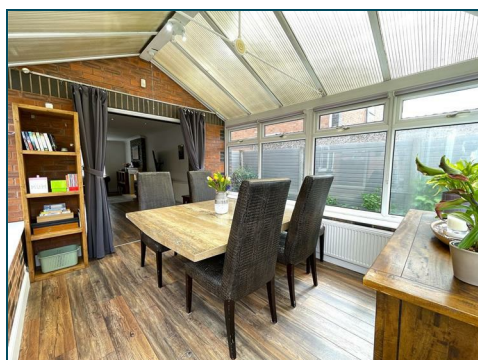
Bedroom Three 6'9" x 9'6" (2.05m x 2.90m)

Bedroom Four 8'11" x 6'9" (2.71m x 2.07m)

Bathroom 5'6" x 6'1" (1.68m x 1.86m)

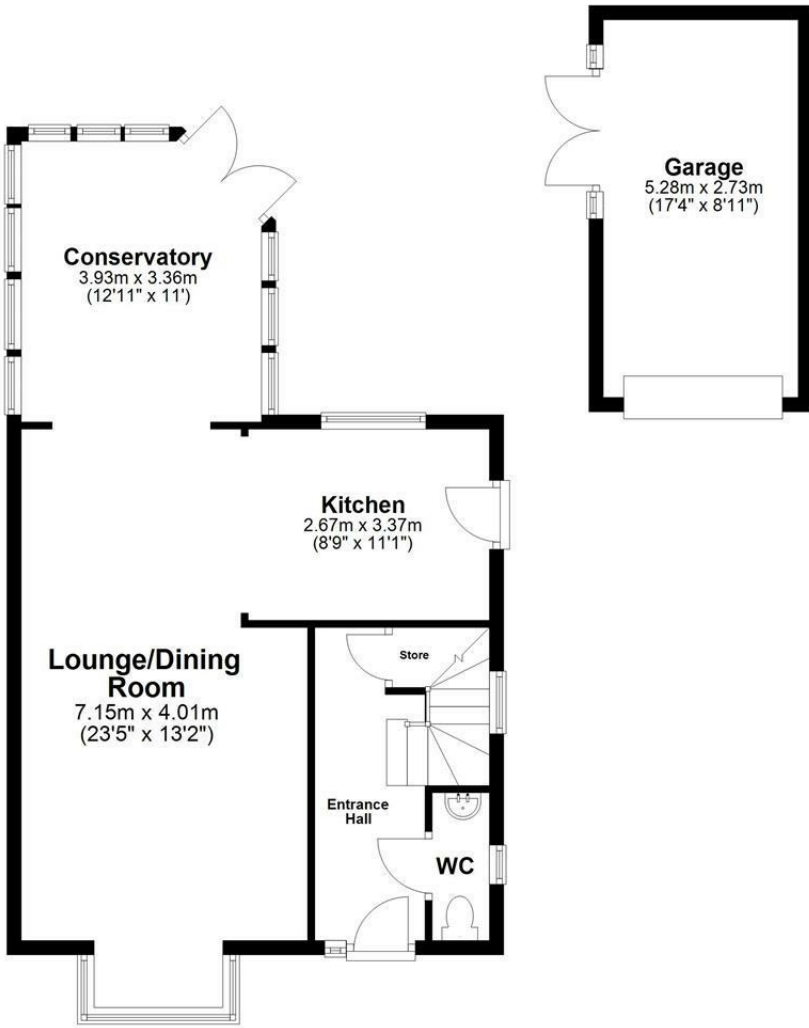
EXTERNAL

Garage 17'3" x 8'11" (5.28m x 2.73m)



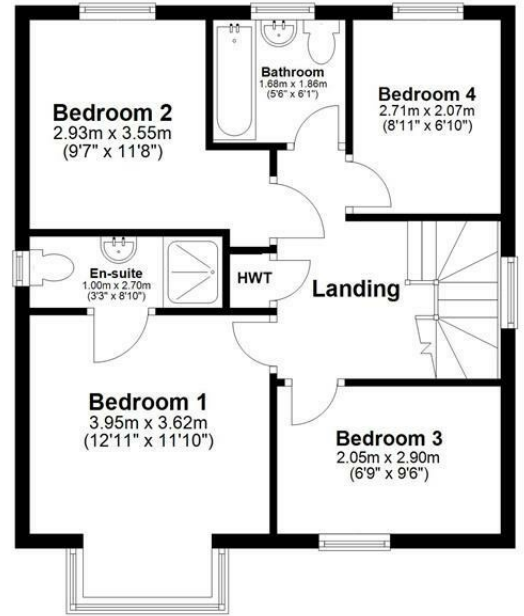
Ground Floor

Approx. 74.9 sq. metres (805.8 sq. feet)



First Floor

Approx. 48.3 sq. metres (520.0 sq. feet)



Total area: approx. 123.2 sq. metres (1325.9 sq. feet)

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			
England & Wales		69	78
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			



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