
HUNTERS®
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Hadlea House York Road, Barlby, Selby, YO8 5JP
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Offers In The Region Of £450,000

Hunters are delighted to present this beautifully maintained and spacious four-bedroom detached home, ideally located in the highly sought-after village of Barlby.

DESCRIPTION

Hunters are delighted to present this beautifully maintained and spacious four-bedroom detached home, ideally located in the highly sought-after village of Barlby. This impressive property benefits from gas central heating and UPVC double glazing throughout, and offers generous, versatile living accommodation. The ground floor briefly comprises a welcoming entrance hall, a comfortable sitting room, a modern kitchen, a convenient downstairs WC, a spacious lounge, a bright orangery, and a unique bar area—perfect for entertaining. To the first floor, the property boasts four well-proportioned double bedrooms, a shower room and a stylish family bathroom, providing ample space for growing families. Externally, the home continues to impress. There is a garage, a shed, and a dedicated office outbuilding—ideal for those working from home. The gardens to the rear and side are mainly laid to lawn, offering a great outdoor space for relaxation and recreation. To the front, a gravelled driveway provides off-road parking for several vehicles and leads to the double garage. Early viewing is highly recommended to fully appreciate the size, quality, and versatility of the accommodation on offer. Contact Hunters Selby today—available seven days a week—to arrange your viewing.

DIRECTIONS

From Selby take the A19 in the direction of York. Turn left at the roundabout to Barlby village, continue along Barlby Road, through the village which will lead onto York Road where the property identified by our Hunters For Sale Board.

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.

Material Information - Selby

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

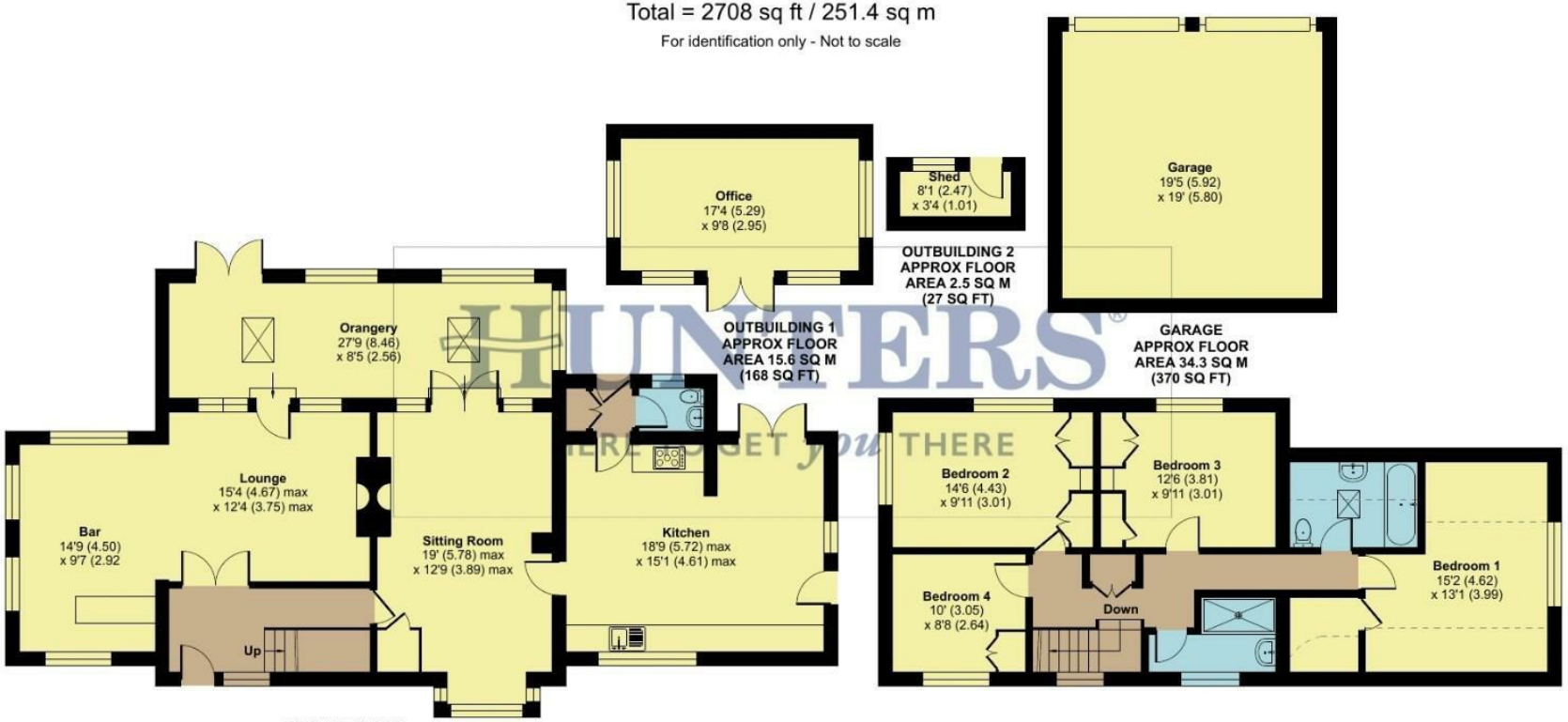
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York Road, Barlby, Selby, YO8

Approximate Area = 2018 sq ft / 187.4 sq m
Limited Use Area(s) = 125 sq ft / 11.6 sq m
Outbuilding = 195 sq ft / 18.1 sq m
Garage = 370 sq ft / 34.3 sq m
Total = 2708 sq ft / 251.4 sq m
For identification only - Not to scale

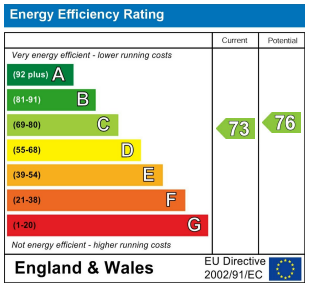
Denotes restricted head height

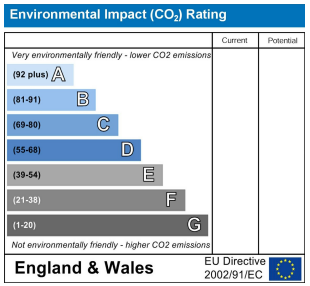


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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Property Group. REF: 1437484

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