



HUNTERS[®]
HERE TO GET *you* THERE

4 Plantation Drive, Barlby, Selby, YO8 5EX

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Asking Price £255,000

DESCRIPTION

Hunters (Selby) is delighted to offer for sale this three bedroom detached home situated within the popular village of Barlby. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, lounge/dining room and kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom. To the front of the property there is a driveway leading to a detached garage. To the rear of the property there is a garden laid to lawn with patio area and 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.

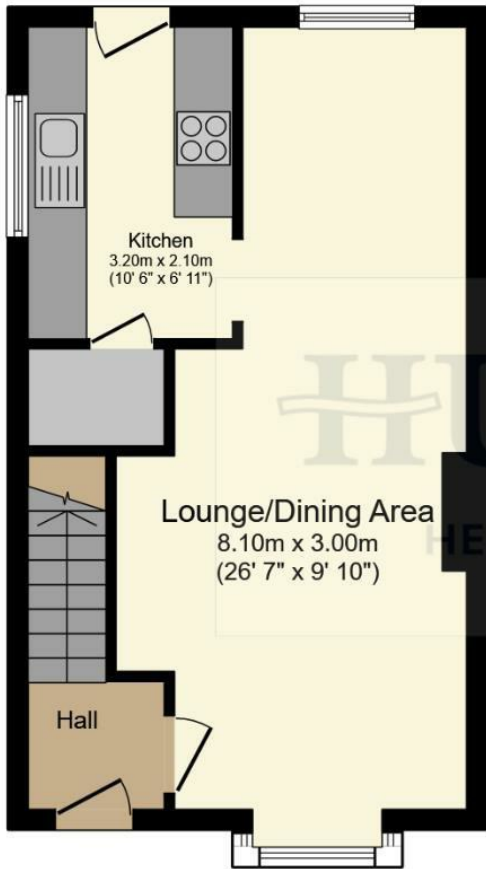
DIRECTIONS

From Selby take the A19 in the direction of York. Turn left at the roundabout to Barlby Village, continue along Barlby Road and through the village. Take the right hand turn onto Bramley Avenue then turn right onto Plantation Drive where the property can be identified by our Hunters For Sale Board.

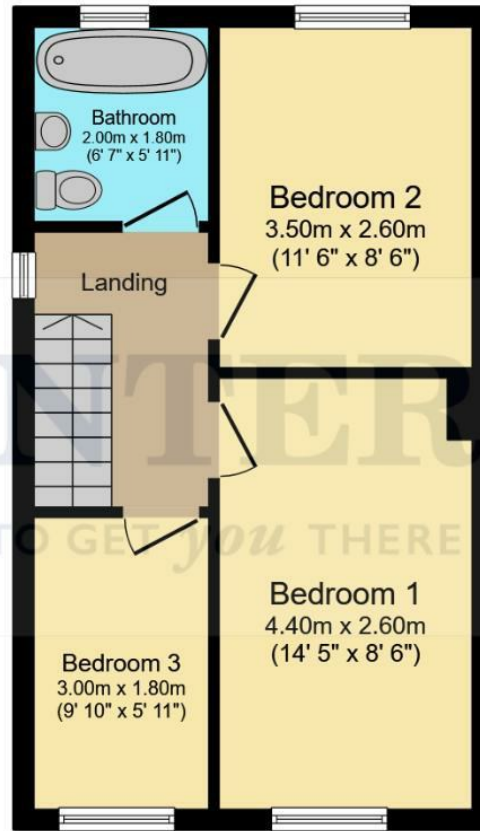
Material Information - Selby

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

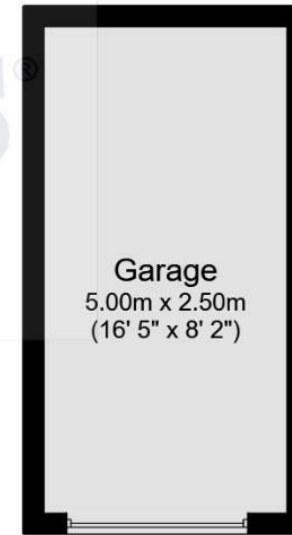
Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884
selby@hunters.com | www.hunters.com



Ground Floor



First Floor



Garage

Total floor area: 85.3 sq.m. (918 sq.ft.)

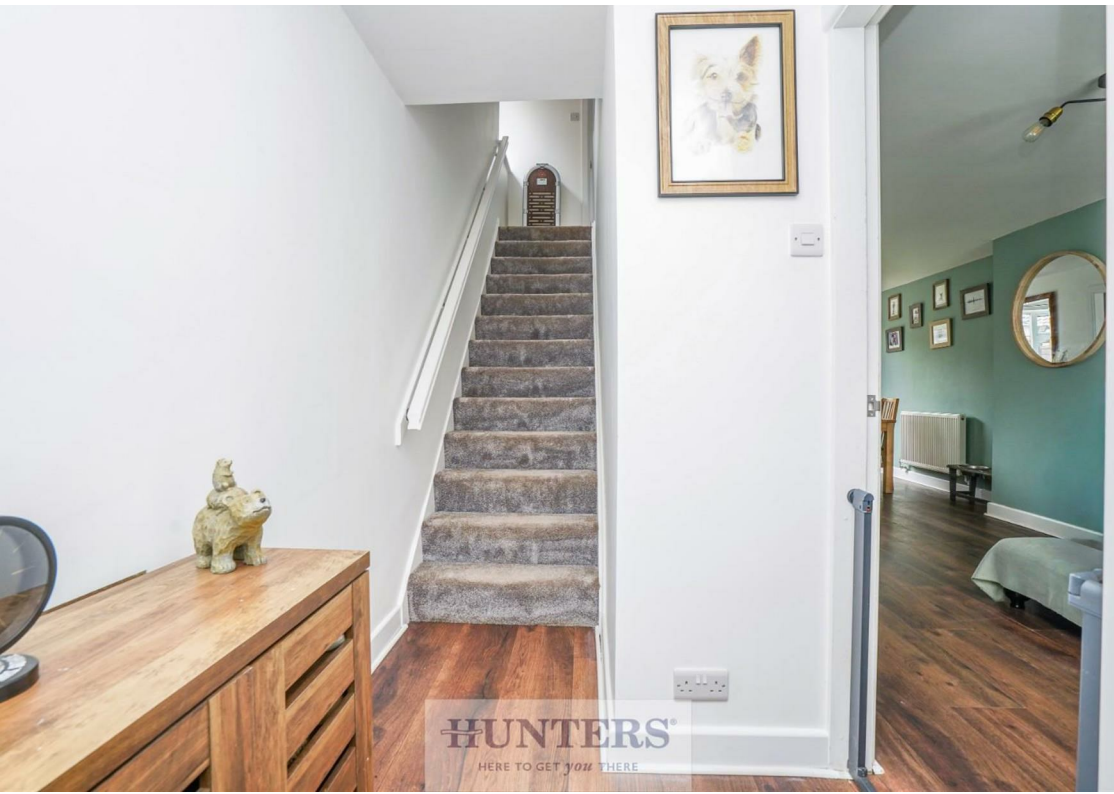
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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		
	64	80
	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		











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