23 Siding Lane, Barlby

Offers Over £300,000

- Detached House
- Dining Room
- 3 Bedrooms (Fitted Wardrobes to 2 Beds)
- EER 59 (D)
- Generous Hallway
- Fitted Kitchen with Integrated Bosch Double Oven & Induction Hob
- BathroomWC
- Spacious Sitting Room
- Ground Floor WC
- Attached Garage

This beautifully maintained home, enjoying a private position, has been a much-loved family residence for many years and is presented in immaculate condition throughout.

The property welcomes you through an entrance door with double-glazed side panel, leading into a generous hallway. The current owners have used this versatile space as an inviting seating area, perfectly positioned to enjoy it's south facing position. The hallway provides access to the ground floor arrangement with a staircase leading up to the first floor.

The cosy yet spacious sitting room is located at the front of the property, featuring a large double-glazed window that fills the space with natural light. There is a gas fire and also a central heating radiator.

Flowing seamlessly from the lounge is a formal dining room, ideal for entertaining, with a double-glazed door that opens directly onto the rear garden—perfect for indoor-outdoor living.

The kitchen comprises a range of white base and wall units with granite effect laminate work surfaces and matching breakfast bar area. Integrated cooking appliances include: Bosch double oven and induction hob. There is also plumbing in place for a washing machine and dishwasher. Double glazed window looking out into the rear garden and central heating radiator.

Located just off the kitchen area is a rear entrance hall with single door leading out into the rear garden and groundfloor w.c with toilet and sink.

The first floor offers three well-proportioned bedrooms and a family bathroom. Bedroom one features a range of fitted cupboards to both sides, providing ample storage space, while bedroom three is also equipped with fitted wardrobes with sliding doors. All bedrooms have a double glazed window and central heating radiator.

The bathroom comprises a modern three piece suite. The white bath has a chrome shower attachment over in addition to a waterfall style shower head. The room is tiled to all walls and has a double glazed opaque window to the rear elevation. The central heating boiler, installed in November 2023, is discreetly housed within a storage cupboard in the bathroom.

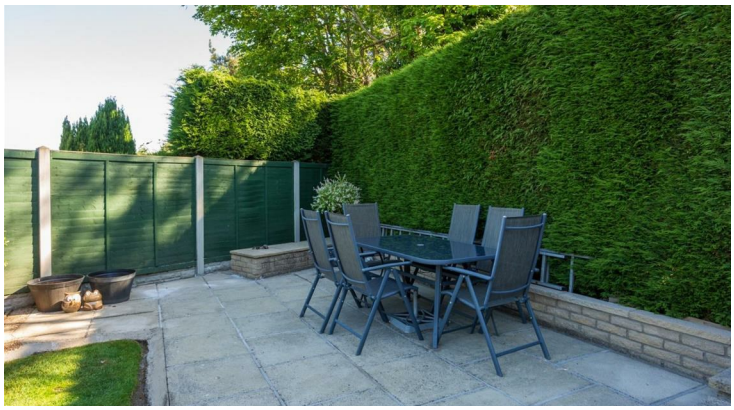
Externally the property enjoys a private position set back from the lane with a beautiful lawned garden at the front and driveway for multiple vehicles leading to a single garage. The front garden boasts a south facing position with mature, tree-lined boundaries offering a wonderful sense of privacy and seclusion, perfect for enjoying the sun.

The rear garden has a well maintained lawn with flagged patio area. It is fully enclosed with fencing and hedging.

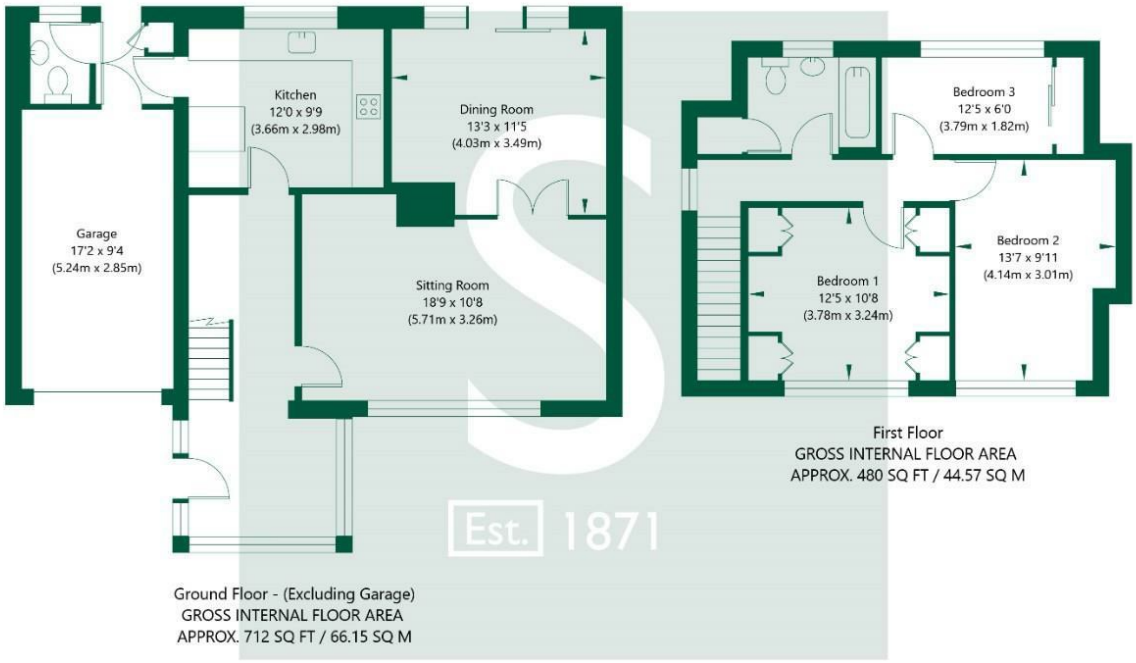
Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband Coverage: Up to 1600* Mbps download speed
EPC Rating: 59 (D)
Council Tax: North Yorkshire Council Band D
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.



Siding Lane, Barlby, Selby, YO8 5JL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1192 SQ FT / 110.72 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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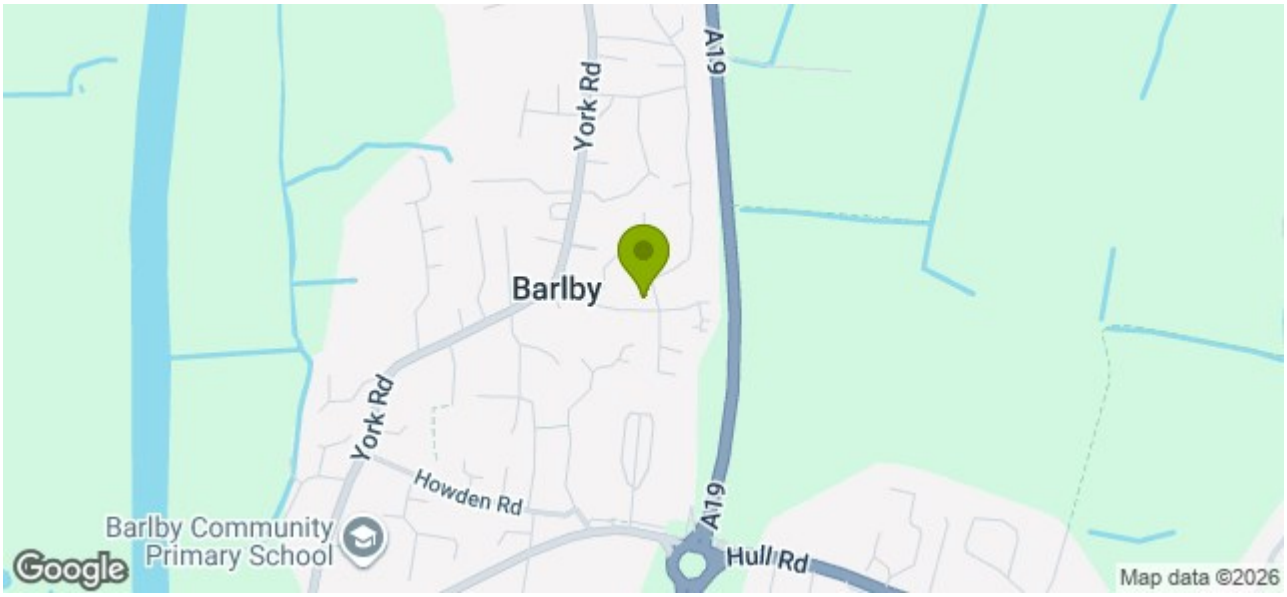

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