



**Pindars Way, Barlby, YO8 5XU**  
**£290,000**





- Three Bedroomed Detached House
- East Facing Rear Garden
- 97 M2 / 1054 Sq. Ft.
- Brick Built Construction
- Mains Gas Central Heating. Mains Electricity
- Main Water Supply. Mains Drainage
- Freehold
- EPC Rating 'C' (73)
- Council Tax Band 'D'



A crisply presented three bedroomed detached house, perfectly poised for modern family life with garage and driveway for two vehicles. Stepping into the hallway, where you can hang up your coat and take off your shoes. The ground floor cloaks/w.c. is just on your right, or head straight on through into the lounge. The heart of the home unfolds in the versatile lounge, where natural light pours in, inviting you to cosy down with a favourite book or gather loved ones for lively evenings. The open staircase leads up to the first floor accommodation and a door leads through into the kitchen.

Culinary comforts await in the thoughtfully arranged kitchen, where sleek cabinetry and ample worktops make meal preparation a pleasure, and every culinary ambition is within reach. Cooking facilities include an Electric oven with Gas hob and cooker hood over and a separate built-in microwave. There is a space for a dishwasher, washing machine and fridge/freezer. A composite, Stable door leads out onto the rear patio and French doors leads through into the conservatory which is set up as a spacious dining room.

Upstairs, are three generously proportioned bedrooms providing peaceful retreats, each crisply decorated and brimming with potential for personal touches. The principal bedroom is situated at the front of the house and hosts a generous walk-in-wardrobe. Bedroom Two is a 'double' size offering lovely views across the rear garden and bedroom three, is a 'single' sized room offering views across the front.

A well-appointed family bathroom serves this level, finished with contemporary fittings and a soothing palette that invites you to refresh and revive.

Outside to the front is an open-plan lawned garden with a block-paved, double width driveway, which leads up to the single, brick built garage. to the rear is an enclosed lawned garden with large patio areas, perfect for entertaining on Summer evenings.

**Please Note:**

- The loft is partially boarded
- The boiler was installed June 2020 and was last serviced July 2025
- The conservatory was built by a previous owner.

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Verify the information independently before making any transactional decisions

Conduct their own inspections, surveys and searches

Seek independent legal and professional advice as appropriate.

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All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

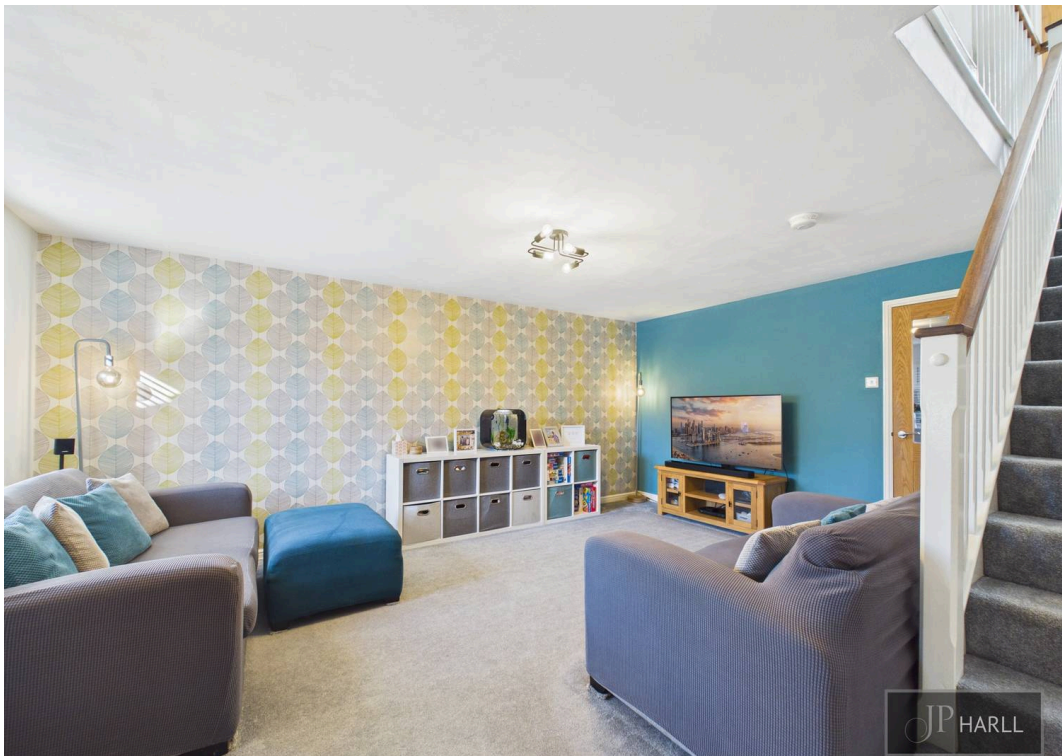
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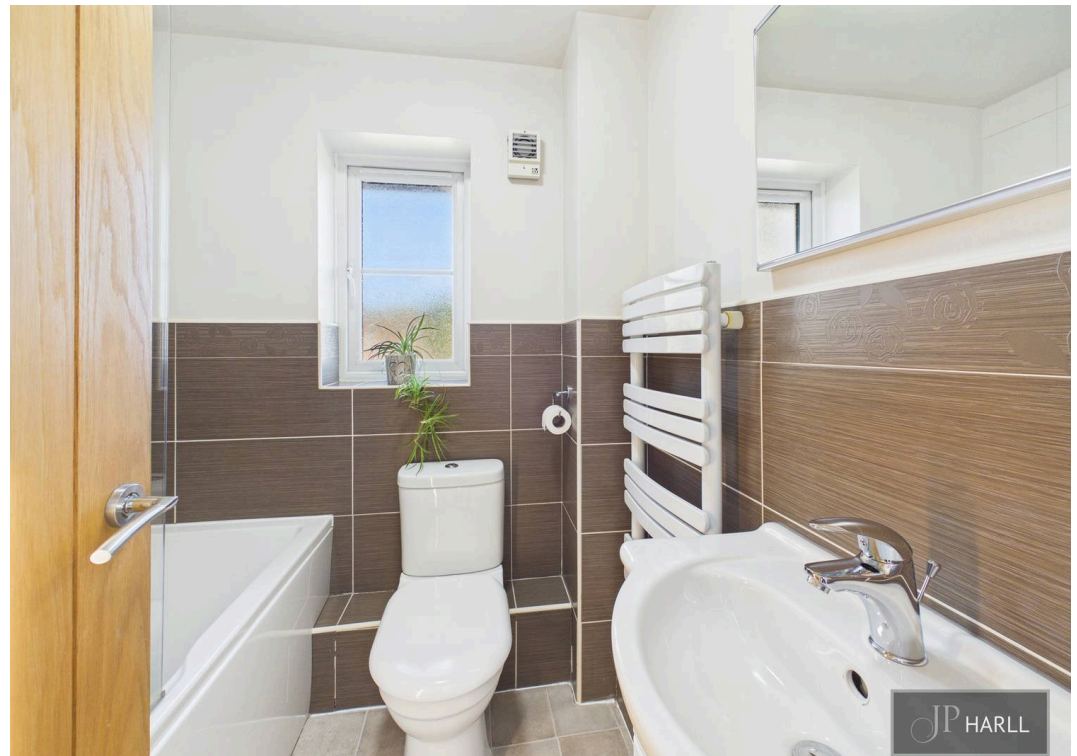
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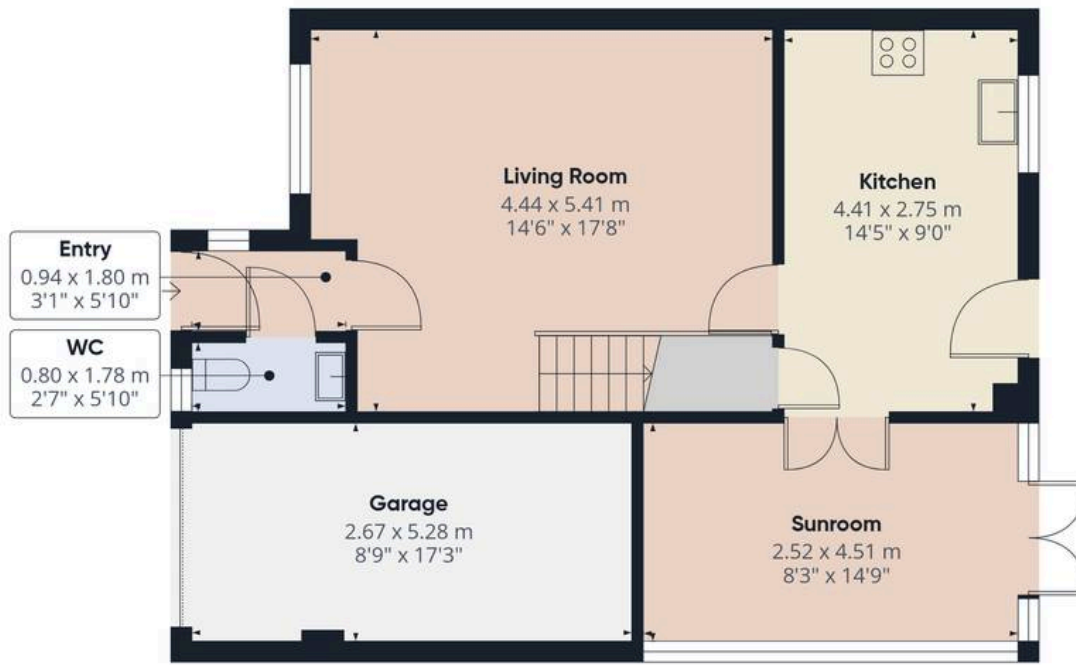
Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955







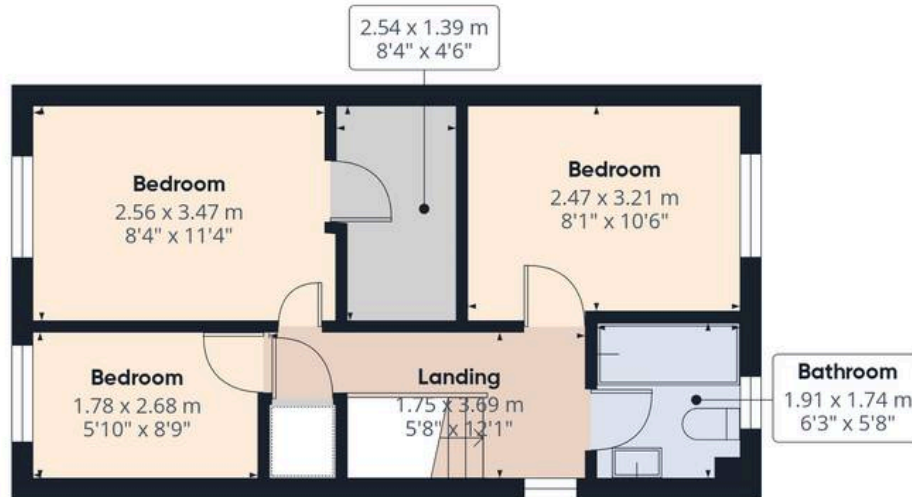


Ground Floor

Approximate total area<sup>(1)</sup>

97.9 m<sup>2</sup>

1054 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



**JP Harll**

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