



The Laurels, Barlby, YO8 5LW

Offers Over £275,000





- Four Bedroomed Semi-Detached House
- 93 Sq. M / 1001 Sq. M
- Single Garage And Driveway
- West Facing Rear Garden
- Mains Water Supply. Mains Drainage
- Mains Gas Central Heating System. Mains Electricity
- Freehold
- Brick Built Construction
- EPC Rating 'C' (78)
- Council Tax Band 'C'



Welcome to this immaculately presented, 4 bedroomed semi-detached house, situated within this sought after select development. This spacious property is a perfect blend of modern living and comfortable charm, offering ample space for family living.

Upon entering the property, you are greeted by a well-appointed, tiled entrance hall leading to the ground floor w.c, attractive living room with large window providing an ideal space for relaxation and entertaining guests. The modern dining kitchen is fitted with a range of high-quality units, integrated appliances, and ample countertop space, creating a functional area for culinary enthusiasts. The dining area comfortably fits table and chairs allowing formal or casual eating. There are doors out from the kitchen/diner into the garden.

To the first floor are three of the four bedrooms. Two spacious doubles and a smaller single that would make a perfect children's bedroom, nursery or office.

Additionally, the family bathroom is elegantly designed and features contemporary fixtures and fittings.

The master bedroom on the second floor is also of good size, light and airy, well presented and the current owner has made the storage space adjoining the master bedroom into a walk in wardrobe.

Externally, the property boasts a West facing rear garden which has been mainly laid to lawn with raised decked and planted areas to add interest.

There is a single garage with lighting as well as driveway parking for two cars.

In conclusion, this beautifully presented 4 bedroom semi-detached house offers a modern and comfortable living space, ideal for families seeking a high-quality home in a sought-after location. Book your viewing today and discover the possibilities that this property has to offer.

Property Information Disclaimer

- New boiler fitted 30/03/2026

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

We advise all prospective purchasers to:

- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

JP Harll accepts no liability for any inaccuracies, errors, or omissions in the information provided, whether arising from third party data, vendor statements or typographical error.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

These particulars, whilst believed to be accurate are set out as a general outline only as guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

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.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

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 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

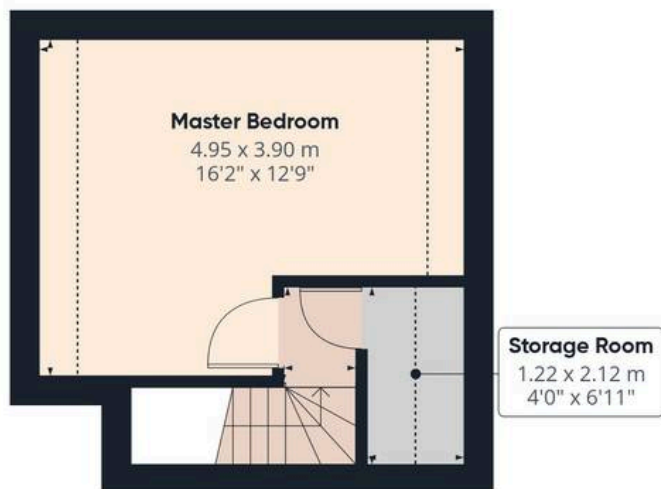
107.3 m²

1156 ft²

Reduced headroom

3.9 m²

42 ft²



Floor 2 Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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