



Springfield Drive, Barlby Selby YO8 5JN

welcome to

Springfield Drive,Barlby Selby

Nestled in a peaceful neighborhood, this beautifully presented and newly renovated three-bedroom dormer bungalow is a true gem. With its modern design and impeccable finish, the property exudes charm and sophistication, making it an ideal family home or a perfect retreat for those seeking comfort.



Additional Features

Air Conditioning in one of the bedrooms
New Roof on lean to Jan 25
Dormer Roof renewed 2024
New Kitchen and Bathroom
New Windows
New Front Door
New Internal Oak Doors
Open Plan - Made floorplan more practical
Potential to install log burner
Great location - easy to get into York, bus service straight into York and Selby on the doorstep
New LVT flooring on the ground floor
Built in Wardrobes by Hammonds
Landscaped Garden
Certificates for works on everything that has been done
Driveway and Garage - for multiple vehicles Potential to Extend

Entrance Hall

The entry hall to the home has LVT flooring, the stairs up to the first floor, a radiator, an understairs storage cupboard and a built in storage cupboard.

Lounge

14' 10" x 10' 11" into recess (4.52m x 3.33m into recess)
The lounge is open to the dining room and kitchen, with LVT flooring, a window to the front of the home, a radiator and a feature fireplace.

Dining Kitchen

25' 8" max x 8' 4" (7.82m max x 2.54m)
An open plan dining room/kitchen with modern, Shaker style wall/base units, an integrated washing machine, dishwasher, microwave, oven and fridge freezer, an induction hob, and an extractor fan. There is LVT flooring throughout, spotlighting, a window to the rear, a window to the side and French doors on to the rear garden.

Sun Room

15' 8" x 5' 10" (4.78m x 1.78m)
The sun room has laminate flooring, a door into the kitchen and a door on to the grade.

Landing

A carpeted landing with the stairs up from the ground floor and storage in the eaves.

Bedroom One

14' 4" x 8' 5" to front of wardrobes (4.37m x 2.57m to front of wardrobes)
The first double bedroom has carpeted floors throughout, a window to the front of the home, Built in wardrobes, storage in the eaves and a cupboard which holds the boiler.

Bedroom Two

11' 11" x 11' 4" (3.63m x 3.45m)
The second double bedroom has carpeted floors, a window to the side of the home, a radiator, an Air conditioning unit and the loft access.

Bedroom Three

8' 10" x 7' 10" (2.69m x 2.39m)
The third double bedroom is to the ground floor with LVT flooring, a radiator and a window to the front of the home.

Bathroom

The house bathroom is to the ground floor, with Porcelain tiled flooring, a w.c, a wash hand basin, a shower over the bath tub, a window to the side, a towel radiator, an extractor fan, spotlighting and a towel radiator,

Exterior

Situated on a great size, corner plot, the front of the home has a lawn garden wrapping around to the side of the home, as well as a driveway able to fit multiple vehicles and a garage. Around to the rear of the home there is a fantastic, landscaped garden with a raised patio, artificial grass and fence to surround.

Garage

17' 4" x 9' 1" (5.28m x 2.77m)
The garage has electric up + over doors, a door to the side, power, lighting and a window to the rear.



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com



view this property online williamhbrown.co.uk/Property/YOR109356



welcome to Springfield Drive, Barlby Selby

- A BEAUTIFULLY PRESENTED THREE BEDROOM DORMER BUNGALOW
- SOUGHT AFTER VILLAGE LOCATION WITH EASY ACCESS TO YORK AND A SHORT DISTANCE TO SELBY
- A GENEROUS SIZED CORNER PLOT WITH LANDSCAPED GARDENS
- POTENTIAL TO EXTEND
- RECENTLY REFURBISHED THROUGHOUT TO AN EXCEPTIONAL STANDARD

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers over

£290,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YOR109356



Property Ref:
YOR109356 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01904 621138



York@williamhbrown.co.uk



48 Goodramgate, YORK, North Yorkshire, YO1 7LF



williamhbrown.co.uk