

**Springfield Drive, Barlby Selby YO8 5JN** 

## welcome to

# **Springfield Drive, Barlby Selby**

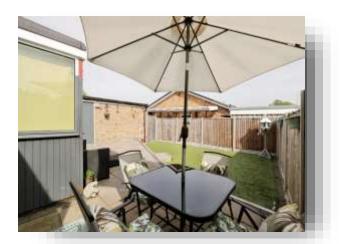
Nestled in a peaceful neighborhood, this beautifully presented and newly renovated three-bedroom dormer bungalow is a true gem. With its modern design and impeccable finish, the property exudes charm and sophistication, making it an ideal family home or a perfect retreat for those seeking comfort.













#### **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

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.







First Floor

#### **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.

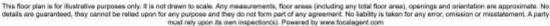
#### **Exterior**

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.







## 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







Sycamore Rd ID Plays

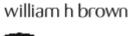
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