



Hawthorn Drive, Barlby, YO8 5LQ

Offers in Region of **£270,000**





- Extended Three Bedroomed Semi-Detached Bungalow
- East Facing Rear Garden
- 86 Sq. M/ 927 Sq. Ft.
- FREEHOLD
- Brick Built Construction
- Mains Water. Mains Drainage
- Mains Gas Central Heating. Mains Electricity
- Broadband: FTTC. Mobile 5G
- EPC Rating 'TBC' ()
- Council Tax Band 'B'



We are pleased to offer this attractive and extended three bedroomed semi-detached bungalow with solar panels for sale. Located in a very popular and convenient spot ideal for walking to Barlby's local amenities.

The bungalow has undergone a series of improvements and extensions by the current owner and has been transformed into a modern feeling space with low maintenance front driveway, garden and garage.

Entering through the side door into the utility room which has been extended to include a convenient w.c.

From the utility you enter the modern, crisp, white kitchen which the current owner extended from the small existing kitchen into this impressive breakfast kitchen with plenty of cupboard and worksurface space. There is a very handy walk in storage cupboard as well as the boiler cupboard in this space.

The Kitchen features chest height oven as well as electric hob.

Moving through into the hallway, to the left through a part glass door is the living room - a well appointed and bright space with log burner for cosy nights in.

The master bedroom is located next to the living room accessed via the inner hallway. A good size room with built in wardrobes and dressing table and space for a king size bed. There is a sky light in this room for natural light.

Bedrooms two and three are again accessed via the inner hallway.

There is another reception room at the end of the inner hallway which forms part of the impressive extension and creates great space perfect for relaxing, dining or a family play room as required.

The shower room is mainly tiled with glass walk in shower, sink and toilet.

Outside to the front is a neat and gravelled driveway; perfectly able to accommodate two cars with electric charging point. There is also a garage with electric door.

To the rear is a low maintains enclosed garden which is mainly laid to lawn with patio area, summer house and access to the driveway and front of the property.

Important Information

- New heating system installed 2024
- Solar panels and battery storage (loft)

Property Information Disclaimer

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.

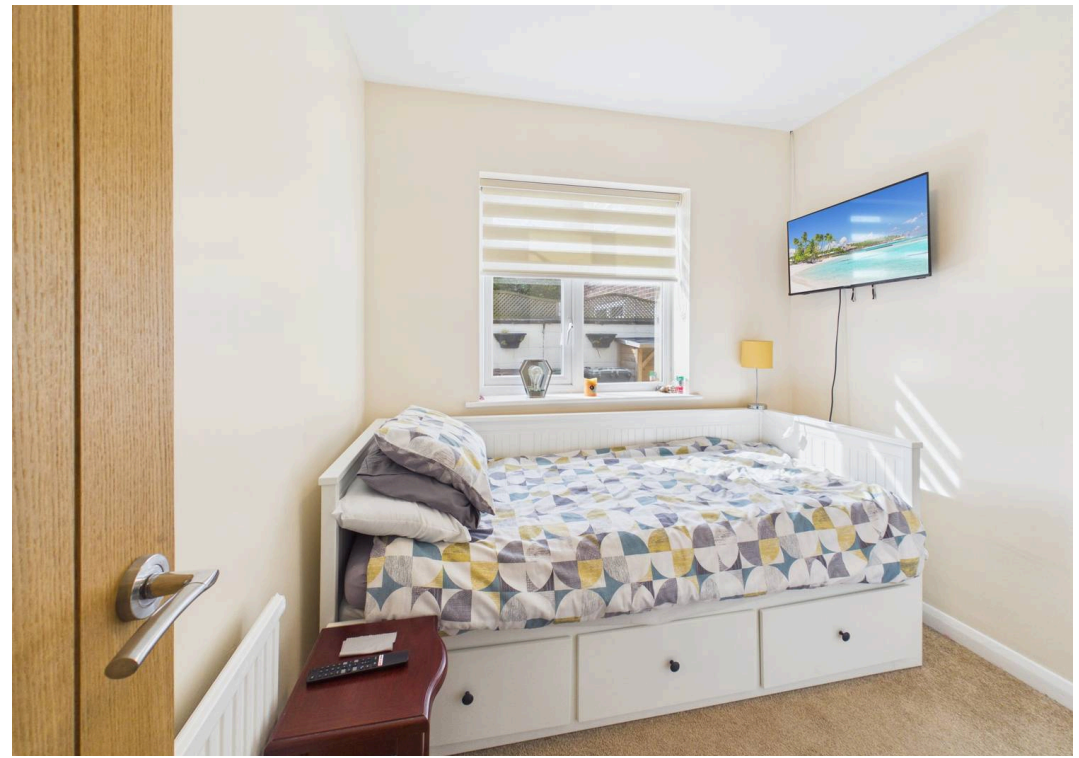
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Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 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







Approximate total area⁽¹⁾
86.2 m²
927 ft²

(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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