

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



**Greenfield Drive**

Barlby, Selby, YO8 5NP

£1,300 Per Month

 3  2  1  A

Council Tax: C

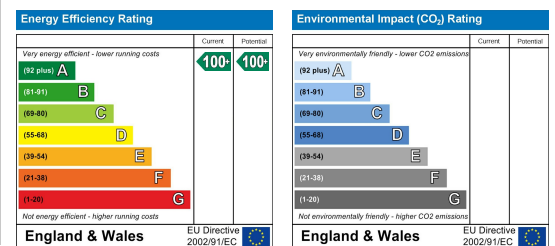
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Castleford Lettings Office on 01977604600 if you wish to arrange a viewing appointment for this property or require further information.

- Sought After Estate In ▪ 3 Bedrooms Barby
- Stunning Master en-suite ▪ Low Maintenance Enclosed Bedroom Rear Garden
- Off Street Parking ▪ EPC Rating A
- Council Tax Band ▪ Deposit

Hunters are proud to offer this beautifully presented 3 bedroom house in this desirable development in Barby. Greenfield drive is ideally located in a quiet cul de sac over looking beautiful fields. The property is close to a park, making it great for children, and also benefits from the local amenities Barby has to offer.

Barby gives easy access to both York and Selby at either ends of the A19, and has its own popular school - Barby High.

The property briefly comprises;

Outside to the front are 2 ample off street parking spaces framed by paved walkways and mature hedges. As you enter the property to the immediate left is the downstairs W.C with the stairs directly ahead. The next left takes you into the spacious lounge with dual aspect windows allowing plenty of natural light, feature paneling and brand new carpet. The lounge leads into the light and airy kitchen diner. The modern kitchen features integrated oven, integrated fridge and freezer and new flooring. The dining section has patio doors that open out onto the rear garden. Upstairs is a large landing off which leads 3 bedrooms - 2 of which are doubles and the family bathroom. The white 3 piece family bathroom is very well presented and modern with dark marble effect tiling and accessories. The master bedroom benefits from stylish in built wardrobes and drawers and has a stunning en-suite with walk in shower.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**