Park Rôw



Riverside Avenue, Barlby, Selby, YO8 5NA

Offers Over £230,000

3 2 1 A

** SOLAR PANELS ** CLOSE TO COMMUTER LINKS ** Situated in Barlby, this semi-detached property briefly comprises: Hall, Ground Floor w.c., Lounge and Kitchen Diner. To the First Floor: three bedrooms with en-suite to the master bedroom, and family bathroom. Externally, the property benefits from off-street parking and an enclosed South-facing rear garden. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'





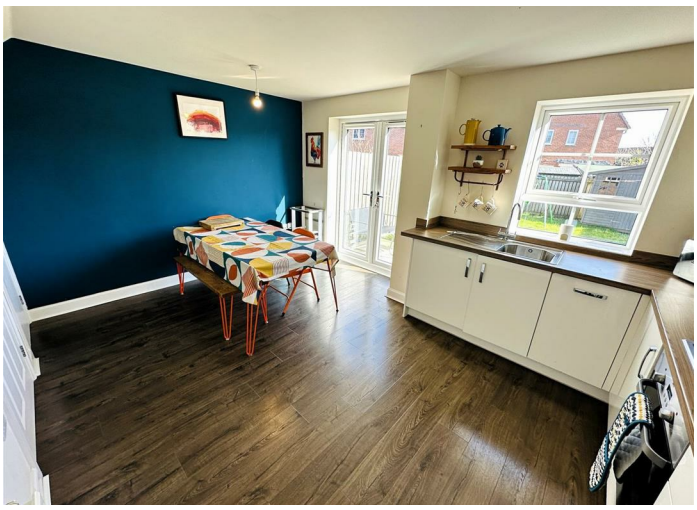


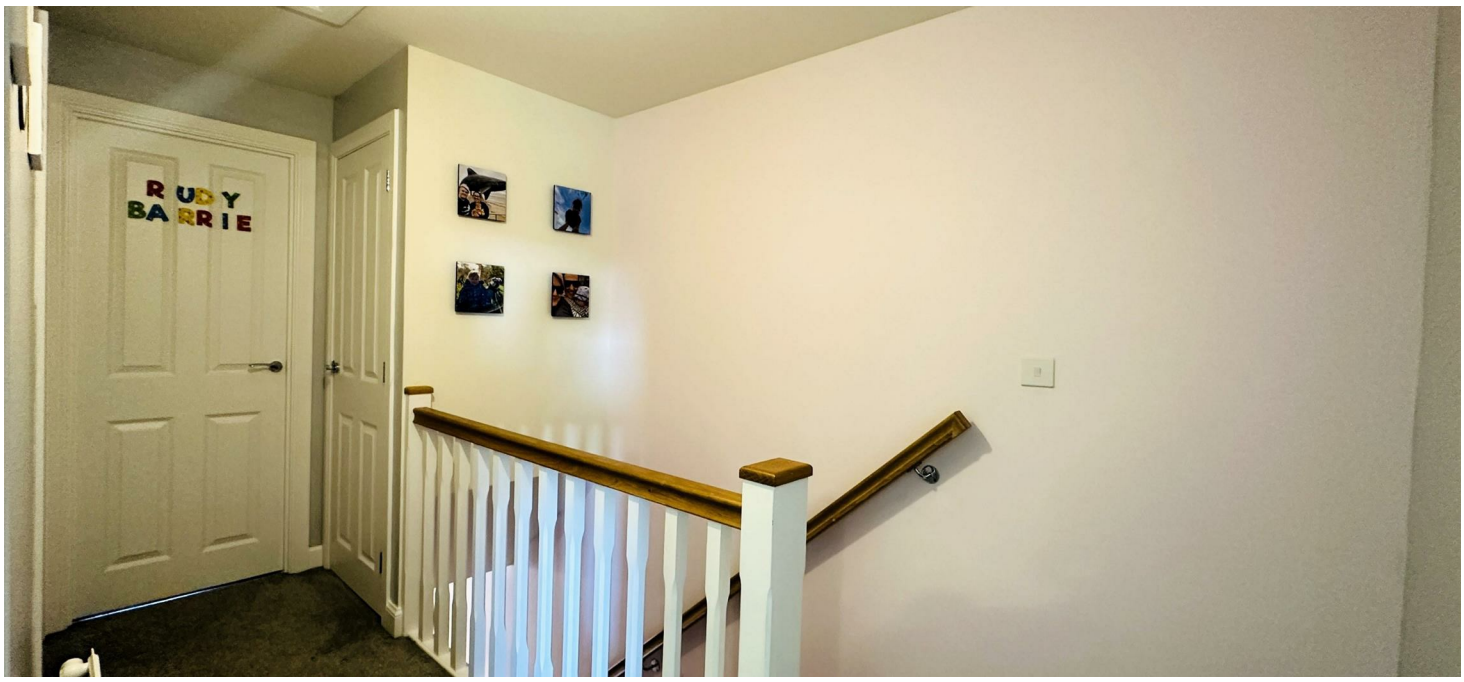











RUDY
BARRIE








MR. MEN
MY COMPLETE COLLECTION
MR. MEN











PROPERTY OVERVIEW

Located in the charming village of Barlby, this well-presented three-bedroom semi-detached property offers a perfect blend of comfortable living and modern amenities. The ground floor comprises a welcoming hallway, a convenient W.C., a spacious lounge, and a bright kitchen diner, ideal for family gatherings and entertaining. The first floor features three good-sized bedrooms, including a master suite with an en-suite shower room. A family bathroom serves the remaining bedrooms, providing ample space for everyone. Externally, the property benefits from off-street parking for two cars, with flagged patio to the front of the property. A side pedestrian access gate leads to the fully enclosed south-facing rear garden, which is predominantly laid to lawn with a further flagged patio area, perfect for outdoor seating and enjoying the sunshine. This property offers a peaceful and friendly environment, making it an ideal home for families or those seeking a quiet yet convenient location.

GROUND FLOOR ACCOMMODATION

Hall
9'7" x 3'3" (2.94m x 1.01m)

W.C.
5'3" x 3'1" (1.61m x 0.95m)

Lounge
16'2" x 11'9" (4.95m x 3.60m)

Kitchen Diner
14'11" x 11'1" (4.57m x 3.40m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One
13'9" x 8'6" (4.20m x 2.60m)

En-Suite
8'4" x 4'5" (2.56m x 1.36m)

Bedroom Two
10'2" x 8'5" (3.11m x 2.58m)

Bedroom Three
8'9" x 6'3" (2.67m x 1.91m)

Bathroom
6'2" x 5'6" (1.90m x 1.69m)

EXTERIOR

Front
Off-street parking for two vehicles. Flagged pathway leading across the front and to the side of the property leading to a pedestrian access gate.

Rear
Fully enclosed south-facing garden, predominantly laid to lawn with flagged patio area. Outdoor taps.

DIRECTIONS
From our office in Selby, turn left onto Market Place. Carry on at the traffic lights passing Selby Abbey on the left hand side. Straight ahead at the next set of traffic lights over the old toll bridge heading towards Barlby. At the roundabout, take the first exit. Turn left onto Riverside Avenue where the property can clearly be identified by our Park Row Properties 'For Sale' board.

LOCAL AUTHORITY, TAX BANDING AND TENURE
Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: C

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE
Electricity: Mains
Heating: Mains
Sewerage: Mains
Water: Mains

Broadband: Ultrafast
Mobile: Some 5G Coverage

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MEASUREMENTS
These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWINGS
Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

MAKING AN OFFER
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each

prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

OPENING HOURS

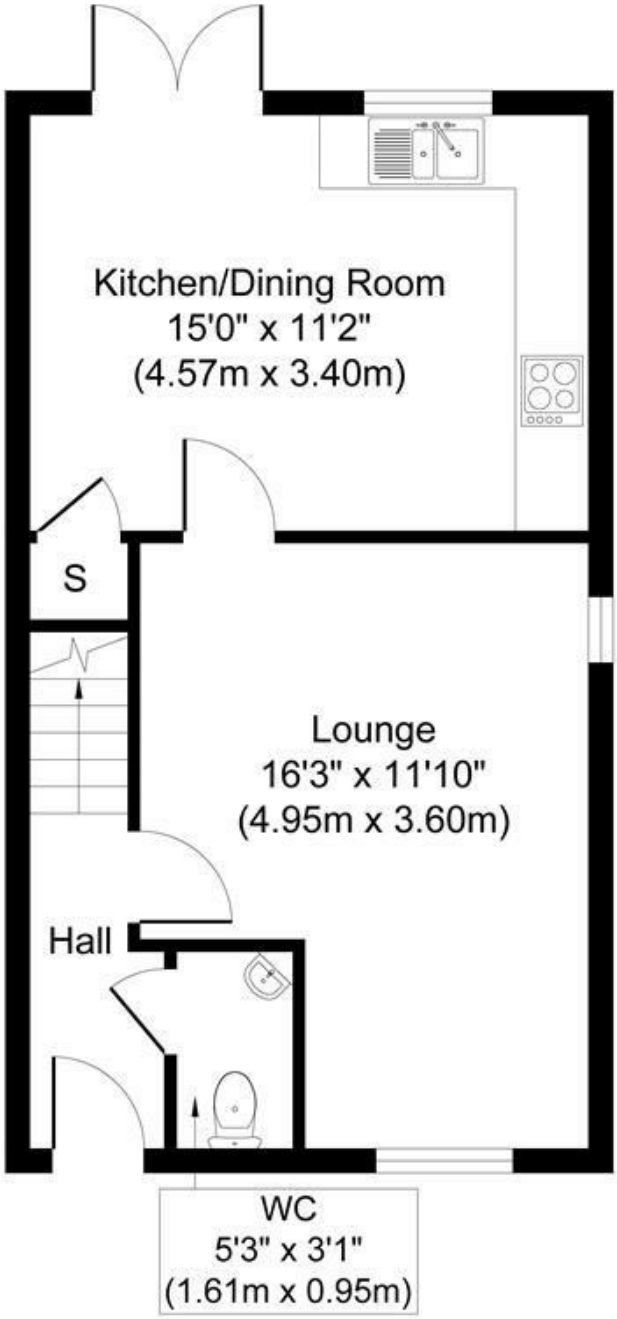
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.



Ground Floor
Approximate Floor Area
416 sq. ft
(38.61 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2025 | www.houseviz.com









First Floor
Approximate Floor Area
416 sq. ft
(38.61 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2025 | www.houseviz.com

T 01757 241124
W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS
selby@parkrow.co.uk

