



Maple Tree Avenue, Barlby, YO8 5XP

Offers in Region of **£280,000**





- Well Presented Three Bed Detached House
- 91 Sq. M/ 987 Sq. Ft.
- South West Facing Rear Garden
- Mains Gas Central Heating. Mains Electricity
- Broadband: FTTC. Mobile 5G
- FREEHOLD
- Mains Water. Mains Drainage
- Construction: Brick Built
- EPC Rating 'C' (71)
- Council Tax Band 'D'



We are pleased to offer this attractive three bed detached house for sale in the much sought after Village of Barlby.

Step inside this crisply presented three-bedroom detached house, where every corner is thoughtfully designed to welcome you home. A gentle sense of arrival greets you in the spacious entrance hall, setting the tone for a property that balances comfort and practicality in equal measure.

The living room is bathed in natural light, its generous proportions offering elbow room for family gatherings or quiet evenings alike. Flowing seamlessly from here, the dining area invites you to linger over home-cooked meals, with plenty of space for entertaining friends or enjoying cosy breakfasts.

The kitchen is a hub of culinary comforts, featuring modern cabinetry and practical workspaces that make meal preparation a pleasure, while clever storage solutions keep everything neat and to hand.

Upstairs, discover three well-sized bedrooms, each a tranquil retreat with ample space for restful nights and lazy weekend mornings. The principal bedroom promises a private haven, while the remaining bedrooms are crisply decorated and versatile, ideal for children, guests, or a dedicated home office.

The family bathroom is fresh and inviting, offering a peaceful spot to refresh and unwind at the end of the day. Practicality is woven into every detail, with mains gas central heating and double glazing ensuring comfort throughout the seasons, while FTTC broadband and 5G mobile connectivity keep you effortlessly connected to the outside world.

The detached garage and driveway provide secure parking and valuable storage, adding to the home's sense of ease and order. All mains services are connected, and the property is offered as freehold, giving you the reassurance of long-term security. With its well-considered layout, abundance of natural light, and inviting atmosphere, this home is ready to welcome its next chapter - could it be yours?

Property Information Disclaimer

- Heating system serviced January 2026
- Property located in area that flooded in 2000 before the 10 million pound floor defences were erected

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.

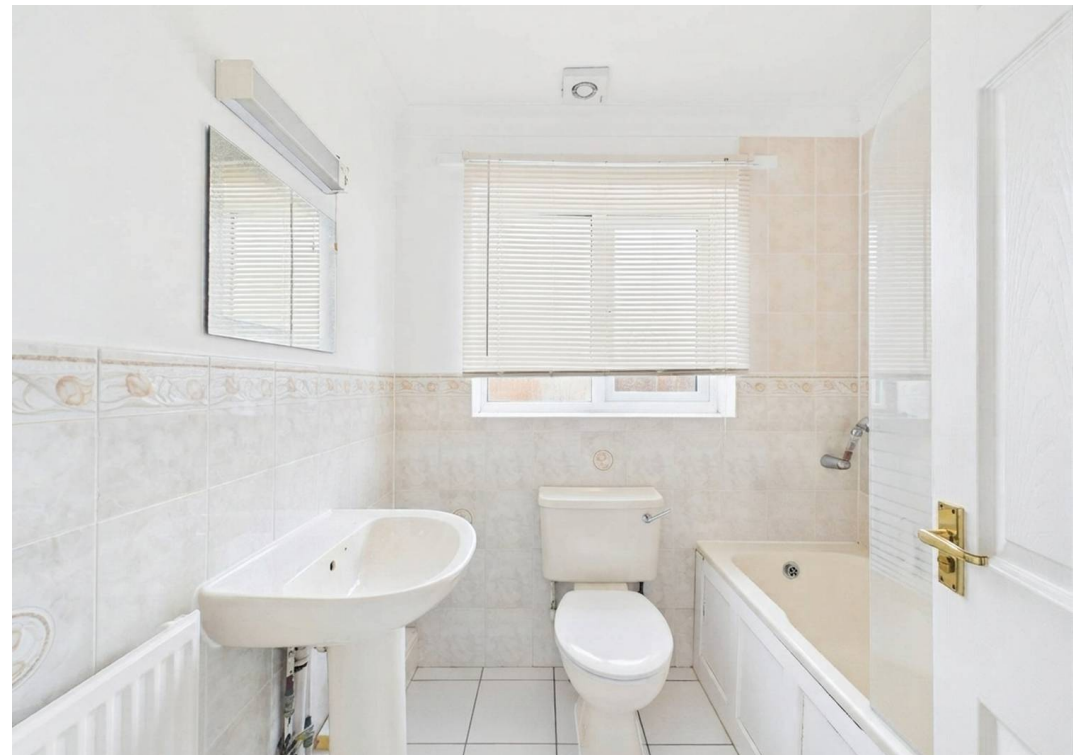
In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

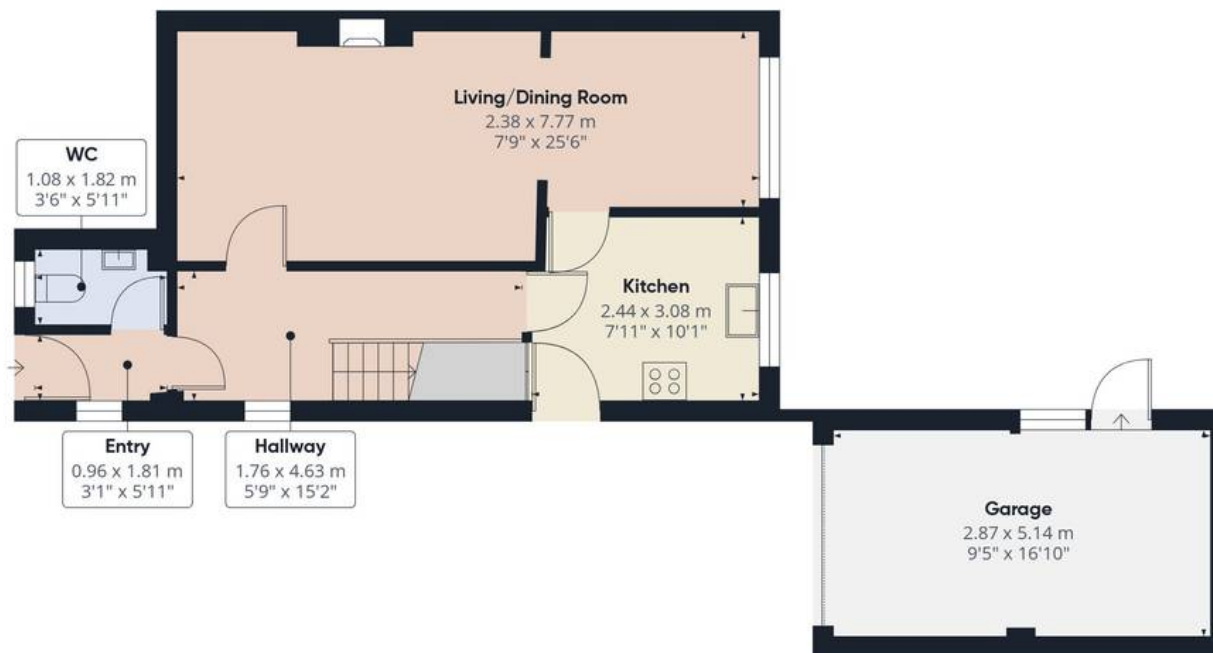
Should you require a mortgage to purchase a property, JP Harll have in-house, whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments 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





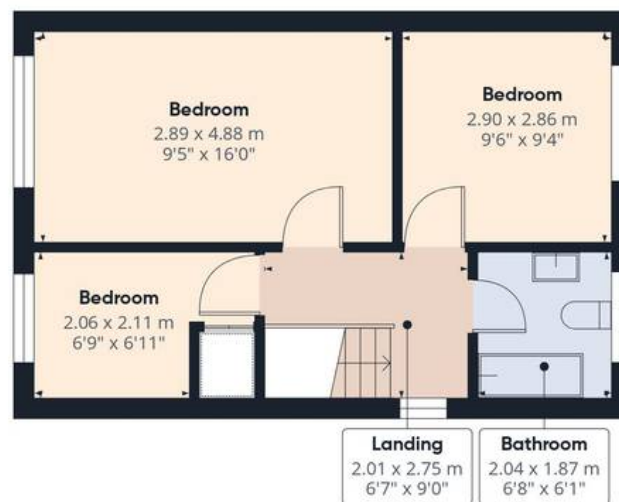


Ground Floor

Approximate total area⁽¹⁾

91.7 m²

987 ft²



Floor 1

(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.

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JP Harll

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