



39 Sycamore Road, Barlby, YO8 5XA

Offers Over £250,000



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**** DRIVEWAY PARKING FOR 4 CARS **** Nestled in the charming village of Barlby, this delightful detached house on Sycamore Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The light and airy reception room creates a welcoming atmosphere, perfect for relaxation or entertaining guests.

The property boasts a modern bathroom and ample parking for up to four vehicles, ensuring that you and your guests will never be short of space. The surrounding area is rich with amenities, making daily life easy and enjoyable. For those who appreciate the great outdoors, there are lovely dog walks nearby, allowing you to explore the picturesque countryside.

Barlby is well-connected, with buses running every 15 minutes to the historic city of York, providing easy access to its many attractions and



- Detached 3 Bedroom Property
- Modern Bathroom
- Kitchen with Door to Garden
- In the Heart of Barlby Village
- Excellent Bus Routes & Regular Service to York & Selby
- Driveway Parking for up to 4/5 Cars
- Light and Airy Lounge
- Gardens to All Sides
- Great Amenities and Village Schools
- Gas Central Heating