



## Howden Road, Barlby, Selby £210,000

A modern three bedroom semi-detached home nestled away in a private position within the village, providing the perfect opportunity for first time buyers and small families along with those looking for investment purposes.



The property welcomes you into a spacious entrance hallway having a ground floor toilet with hand wash basin and staircase leading to the first floor accommodation.



The ground floor is divided into two large areas, one of which is the contemporary kitchen diner which boasts cream wall and base units complemented by an oak effect work surface. In addition, the kitchen enjoys integrated appliances such as a built-in electric oven, dishwasher, microwave and a four ring gas hob with extractor hood over. There is an excellent storage cupboard under the staircase and an internal door continues into the spacious lounge to the rear.



The lounge is without doubt the hub of the home and provides the space to accommodate appropriate lounge furniture. A pair of french doors lead out to the rear garden which is perfect for summer entertaining.



The first floor landing serves all three bedrooms each of which benefit from a double glazed window and central heating radiator. The bathroom boasts a luxury design, having a white three piece suite with shower attachment over the bath, complemented by full height grey tiles.

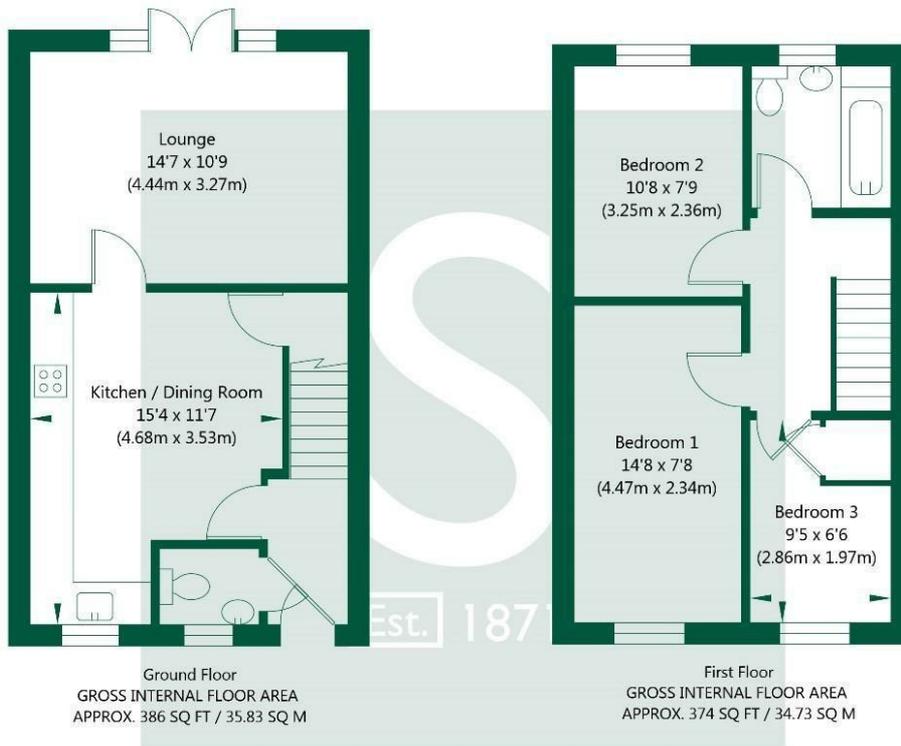


To the outside, there is a block paved driveway providing off street parking for two motor vehicles. A footpath runs alongside the property to the rear and opens out into a deceptively spacious garden being predominantly laid to lawn and enclosed to all three sides by fenced boundaries.

The property represents an immaculately presented home and is sure to be popular for those looking for this type of property. It is therefore as the acting agents, we strongly advise an early inspection. All viewings are strictly via appointment only.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

Church View, Howden Road, Barlby, YO8 5BU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 760 SQ FT / 70.56 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Partners**

J F Stephenson MA (cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg dip MRICS  
O J Newby MNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)

**Associates**

CS Hill FNAEA  
N Lawrence

