

Park Row



Orchard Drive, Barlby, Selby, YO8 5NG

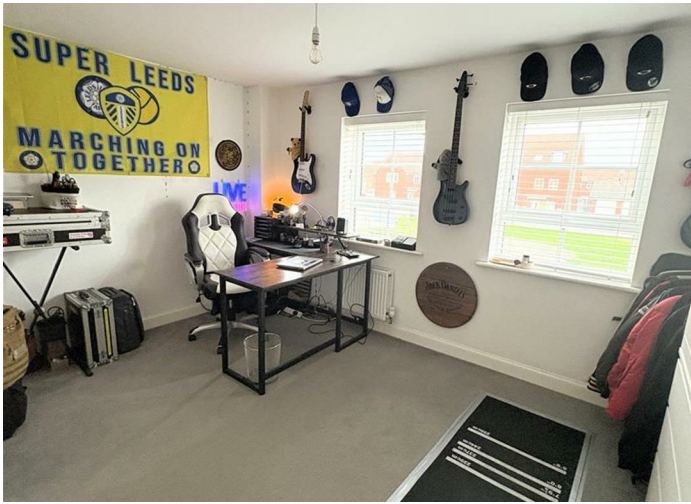
Asking Price £220,000



**** SOUTH FACING REAR GARDEN ** CLOSE TO COMMUTER LINKS **** Situated in Barlby, this Mid Terrace Town House briefly comprises: Hall, Ground Floor w.c., Kitchen and Lounge Diner. To the First Floor: two bedrooms with Family bathroom/en-suite to bedroom two, To the Second Floor is Master Bedroom and En-Suite shower room. Externally, the property benefits from a garage and 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'**









PROPERTY OVERVIEW

Located in the charming village of Barlby, this well-presented three-bedroom townhouse offers a perfect blend of comfortable living and modern amenities. The ground floor comprises a welcoming hallway, a convenient W.C, a bright kitchen and a spacious lounge/diner ideal for family gatherings and entertaining. The first-floor features two good-sized bedrooms, including a family bathroom with another door to bedroom two, To the second floor is the spacious master bedroom providing ample space for clothing, a seating area for relaxation and an en-suite shower room. Externally, the property benefits from a garage and off-street parking for two cars and a paved pathway to the front entrance with decorative stones to the front of the property. A side pedestrian access gate leads to the fully enclosed south-facing rear garden, which is predominantly a paved and decked 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

W.C.

7'5" x 2'10" (2.27m x 0.87m)

Kitchen

12'9" x 6'2" (3.90m x 1.88m)

Lounge/Diner

15'3" x 13'2" (4.66m x 4.02m)

FIRST FLOOR ACCOMMODATION

Bedroom Two

9'6" x 13'3" (2.92m x 4.06m)

Bedroom Three

11'3" x 13'3" (3.43m x 4.05m)

Family Bathroom/En-Suite to Bedroom Two

7'0" x 5'6" (2.14m x 1.70m)

SECOND FLOOR ACCOMMODATION

Master Bedroom

28'5" x 8'11" to 13'3" (max) (8.68m x 2.73m to 4.05m (max))

En-Suite

9'2" x 6'0" (2.81m x 1.84m)

EXTERIOR

Front

A paved pathway to the front entrance with decorative stones to the front of the property.

Rear

A side pedestrian access gate leads to the fully enclosed south-facing rear garden, which is predominantly a paved and decked patio area, perfect for outdoor seating and enjoying the sunshine.

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 second exit, at the next roundabout take the first exit, at the Osgodby roundabout take the second exit towards York, take the next left into the village of Barlby and then the second right onto Riverside Avenue, take the first left and continue until you reach Orchard Drive where the property can clearly be identified by our Park Row Properties 'For Sale' board.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: House Freehold - Garage Leasehold

Local Authority: North Yorkshire County 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



Practices) 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:

SELBY - 01757 241124

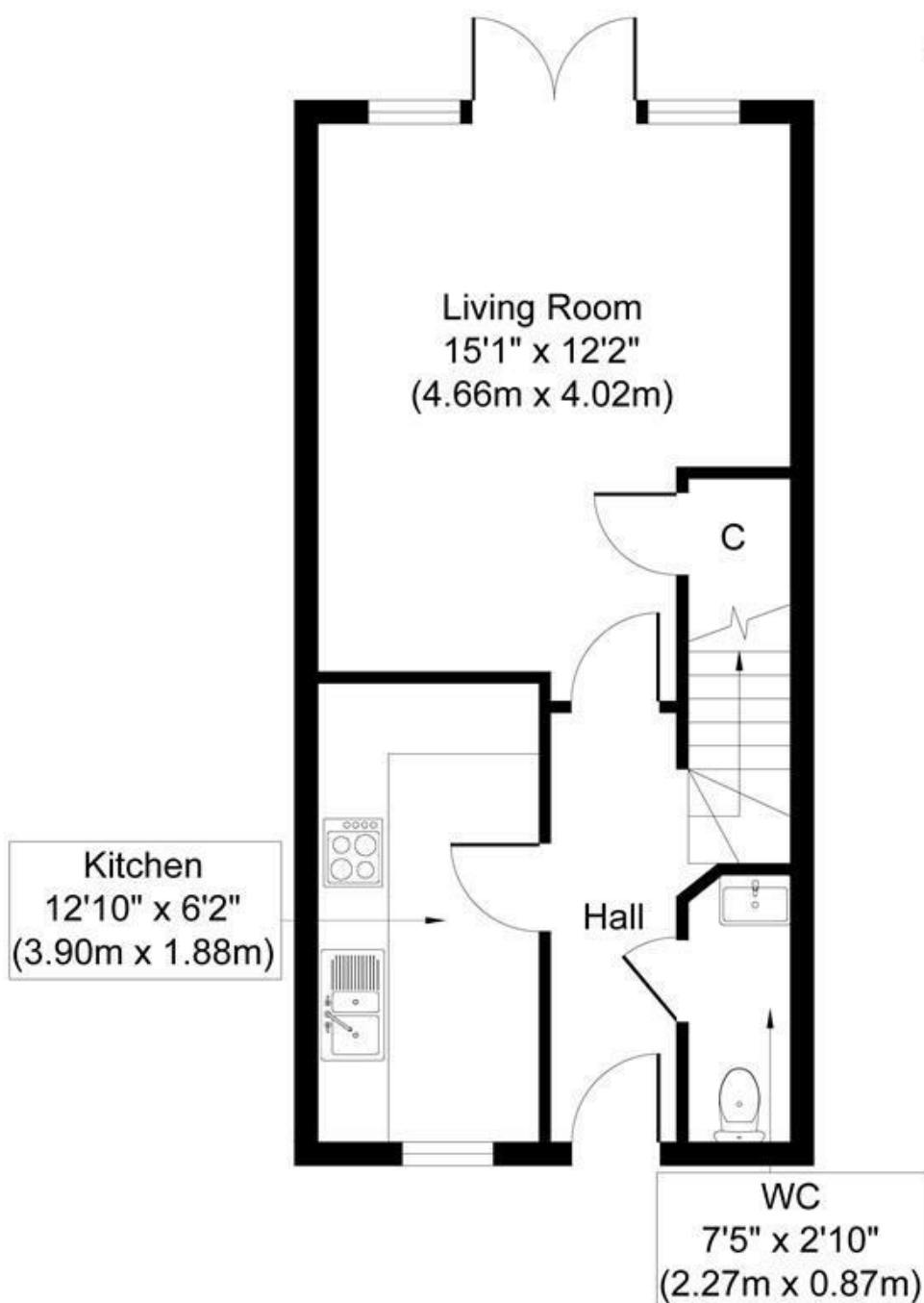
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





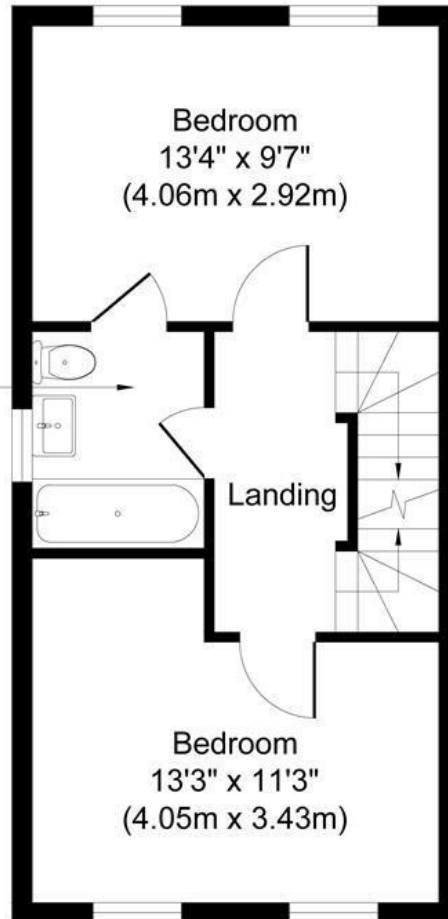
Ground Floor
Approximate Floor Area
375 sq. ft
(34.81 sq. m)

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.

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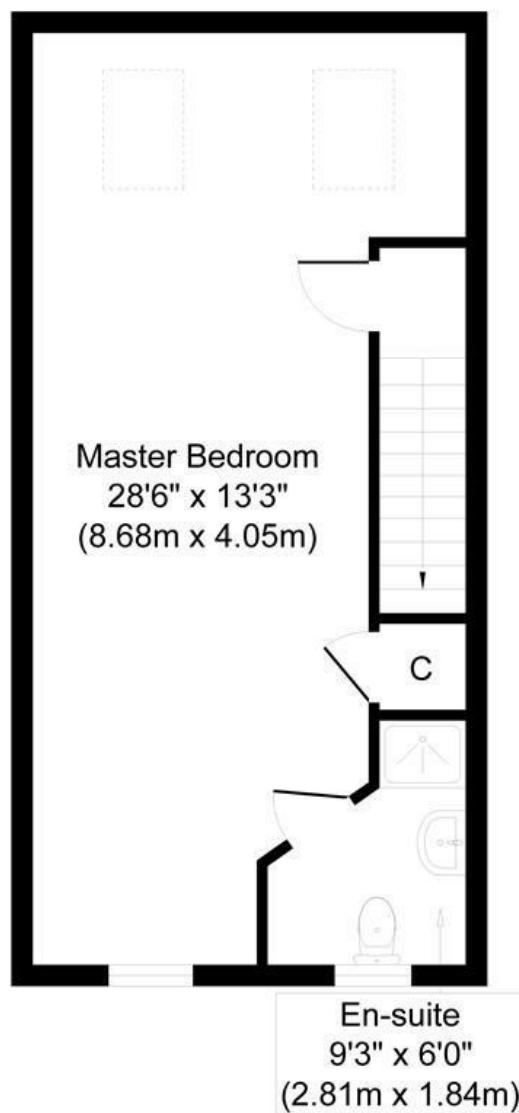
Jack & Jill Bathroom
7'0" x 5'7"
(2.14m x 1.70m)



First Floor
Approximate Floor Area
375 sq. ft
(34.81 sq. m)

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Second Floor
Approximate Floor Area
375 sq. ft
(34.81 sq. m)

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T 01757 241124
W www.parkrow.co.uk

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Key energy efficient - lower running costs	Current	Potential	Key environmentally friendly - lower CO ₂ emissions	Current	Potential
82-91 A		96	82-91 A		
69-81 B			69-81 B		
55-68 C			55-68 C		
43-54 D			43-54 D		
35-42 E			35-42 E		
29-34 F			29-34 F		
21-28 G			21-28 G		
1-20			1-20		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	