

Park Rôw



Acorn Close, Barlby, Selby, YO8 5UT

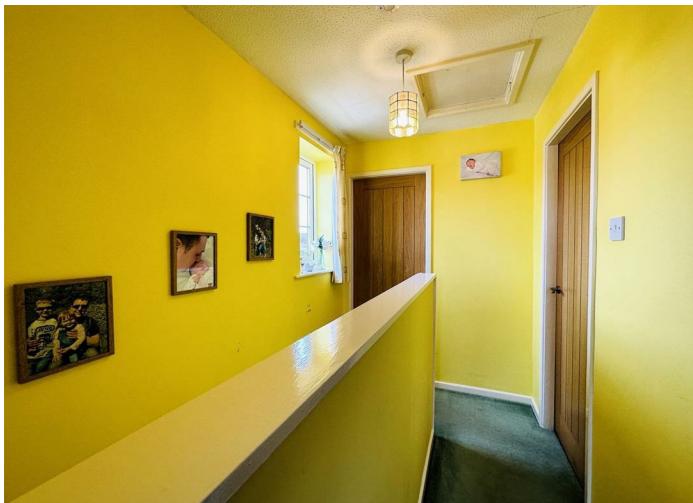
Offers Over £230,000



**** GARAGE ** OPEN PLAN LIVING **** Situated in the village of Barlby, this semi detached home briefly comprises: Entrance Hall and Lounge Kitchen Diner with Pantry. To the First Floor: three bedrooms and Bathroom. Externally the property benefits from parking for multiple vehicles, detached garage and enclosed rear garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION 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 Summary

Nestled in a quiet cul-de-sac location, this delightful three-bedroom home is perfect for first-time buyers and families alike. Conveniently situated close to primary school, secondary school, local amenities, and excellent bus routes, it offers both comfort and convenience.

The property boasts a spacious and modern open-plan lounge, kitchen, and diner, ideal for entertaining or family living. Upstairs, you'll find three well-proportioned bedrooms, including two generous doubles.

Outside, the home benefits from an enclosed rear garden, perfect for outdoor relaxation, and a detached brick-built garage equipped with power and lighting, offering versatile storage or workshop space. Additional perks include off-street parking for multiple vehicles.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Open-plan Lounge Kitchen Diner

24'11" x 15'2" maximum (7.62m x 4.63m maximum)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

13'4" x 9'0" (4.08m x 2.76m)

Bedroom Two

11'4" x 9'4" maximum (3.47m x 2.87m maximum)

Bedroom Three

8'4" x 6'5" maximum (2.55m x 1.96m maximum)

Bathroom

7'5" x 5'8" (2.28m x 1.75m)

EXTERIOR

Front

Storm porch over entrance door, predominantly laid to lawn with privet hedging, driveway leading down side of the property to garage with up and over door and power and lighting, also benefitting from outside light and flood light 'PIR' sensor. Wrought iron pedestrian access gate giving access to:

Rear

Predominantly laid to lawn with decorative boarders and outside tap. The boundaries are defined by timber fence and posts and concrete gravel boards.

Garage

18'3" x 10'11" (5.58m x 3.35m)

Directions

On leaving Selby proceed over the Toll Bridge. Proceed along Barlby Road and at the mini roundabout take the first left into Barlby. Continue through the village and take the first right turn after the primary school on the right hand side onto Howden Road. Take the first right turn onto Acorn Close, where the property can 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: B

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: Gas

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

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.

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

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

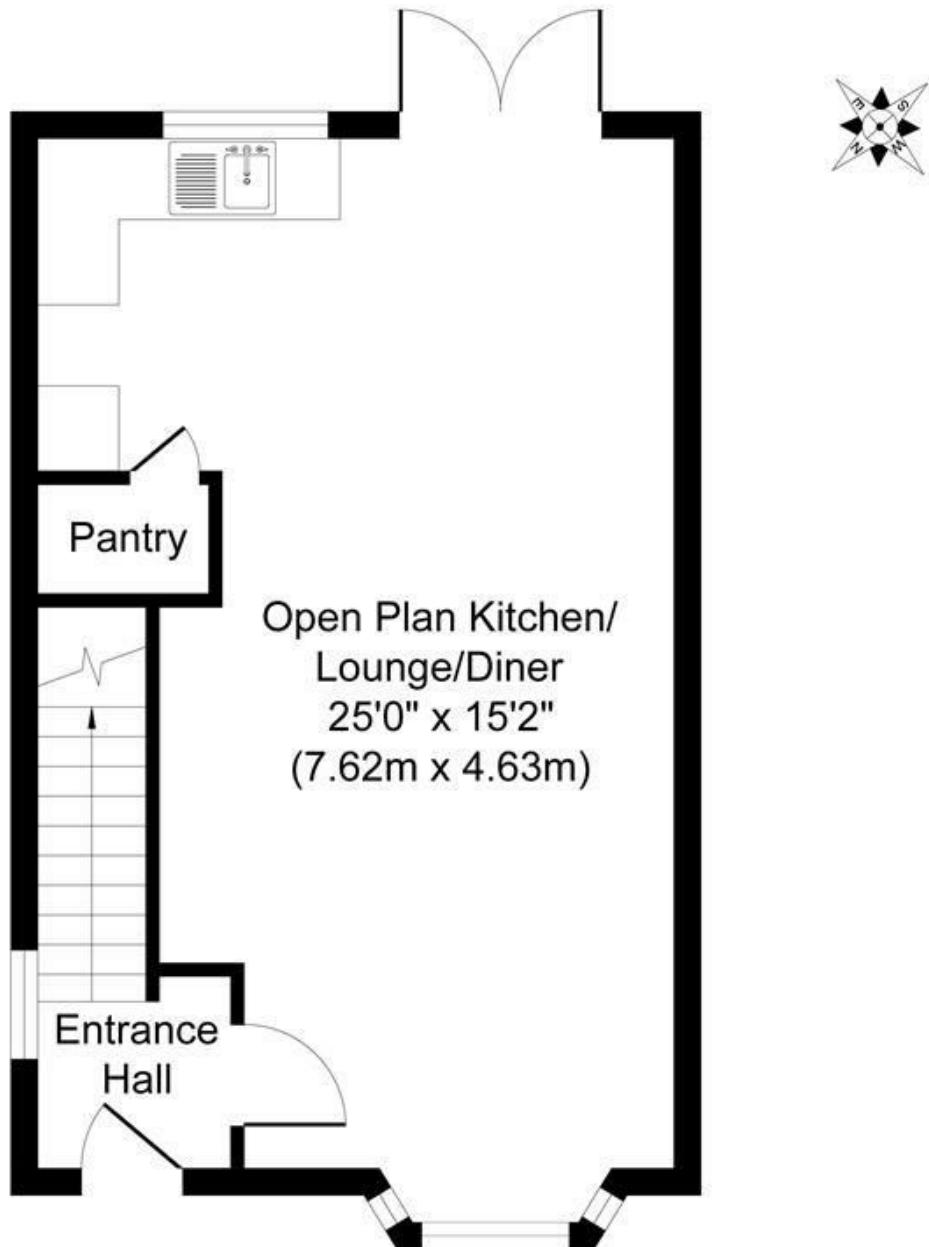
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

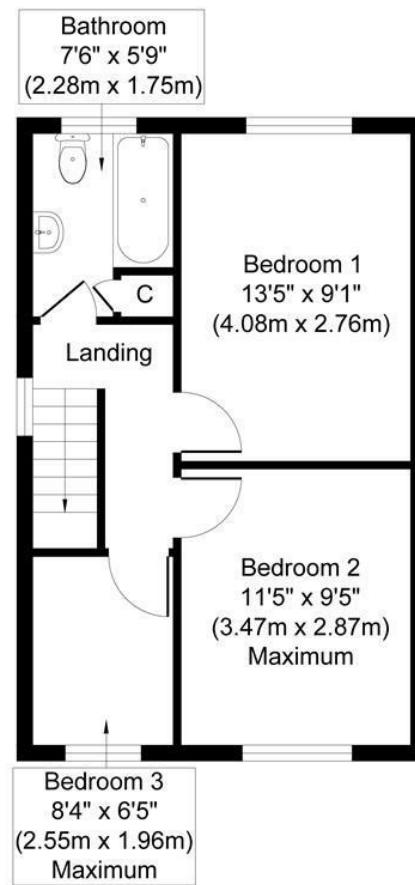




Ground Floor
Approximate Floor Area
393 sq. ft
(36.48 sq. m)

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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First Floor
Approximate Floor Area
386 sq. ft
(35.89 sq. m)

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A			(92 plus)	A
(91-91)	B			(91-91)	B
(90-89)	C			(90-89)	C
(89-88)	D			(89-88)	D
(88-87)	E			(88-87)	E
(87-86)	F			(87-86)	F
(86-85)	G			(86-85)	G
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	