Park Rôw



## Peartree Close, Barlby, YO8 5BT

**Offers Over £190,000**

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** SOUTH FACING REAR GARDEN ** IDEAL FOR FIRST TIME BUYERS ** Situated in Barlby, this semi detached property briefly comprises: Hall, Lounge and Kitchen Diner. To the First Floor are two bedrooms and Bathroom. Externally, the property has a garage and off street parking to the front with a south facing rear garden. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL OF THE 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'.
















ABSTRACT




Lets Snuggle









## PROPERTY OVERVIEW

This well presented home on Peartree Close offers a practical layout and a good combination of indoor and outdoor space, making it an appealing choice for first-time buyers, investors or downsizers.

The ground floor comprises a welcoming lounge, together with a kitchen/diner providing a useful everyday living and dining space. On the first floor are two double bedrooms and a family bathroom.

Externally, the property benefits from off-street parking and a garage, providing valuable additional parking and storage. To the rear is a south-facing enclosed garden with a patio seating area, ideal for enjoying the warmer months.

Barlby is a popular village close to Selby, offering local amenities and excellent access to the town centre. With good road and public transport links, York and surrounding areas are also within easy reach.

## GROUND FLOOR ACCOMMODATION

### Hall
4'5" x 3'6" (1.35m x 1.07m)

### Lounge
14'6" x 11'11" (4.42m x 3.65m)

### Kitchen Diner
12'0" x 10'4" (3.66m x 3.16m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One
12'0" x 9'9" (3.66m x 2.98m )

### Bedroom Two
11'11" x 8'11" (3.65m x 2.72m)

### Bathroom
6'9" x 5'6" (2.06m x 1.70m)

## EXTERIOR

### Front
Pebbled area with a paved walkway to the front door and side gate.

### Rear
Paved seating area with a lawn.

## DIRECTIONS

From our office in on Finkle Street, 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 first exit. Turn left onto Peartree Close where the property can clearly be identified by our Park Row Properties 'For Sale' board.

## AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

## HEATING AND 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.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: North Yorkshire County 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: Mains 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.

## 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

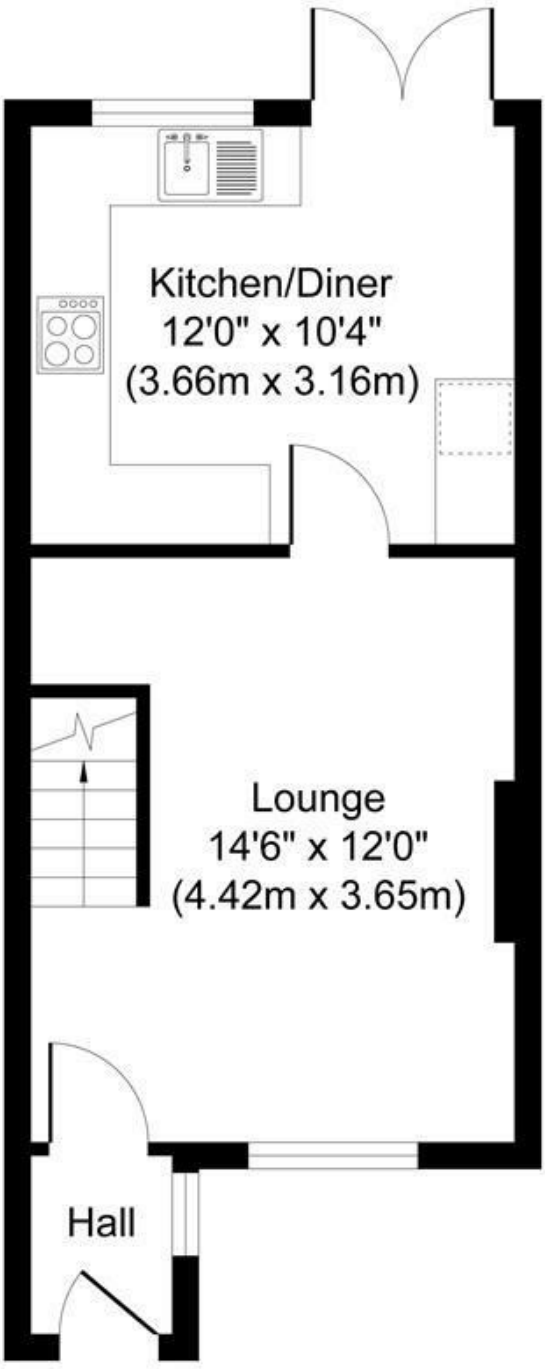
offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and 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/CASTLEFORD - 01977 791133







**Ground Floor**
**Approximate Floor Area**
**319 sq. ft**
**(29.66 sq. m)**

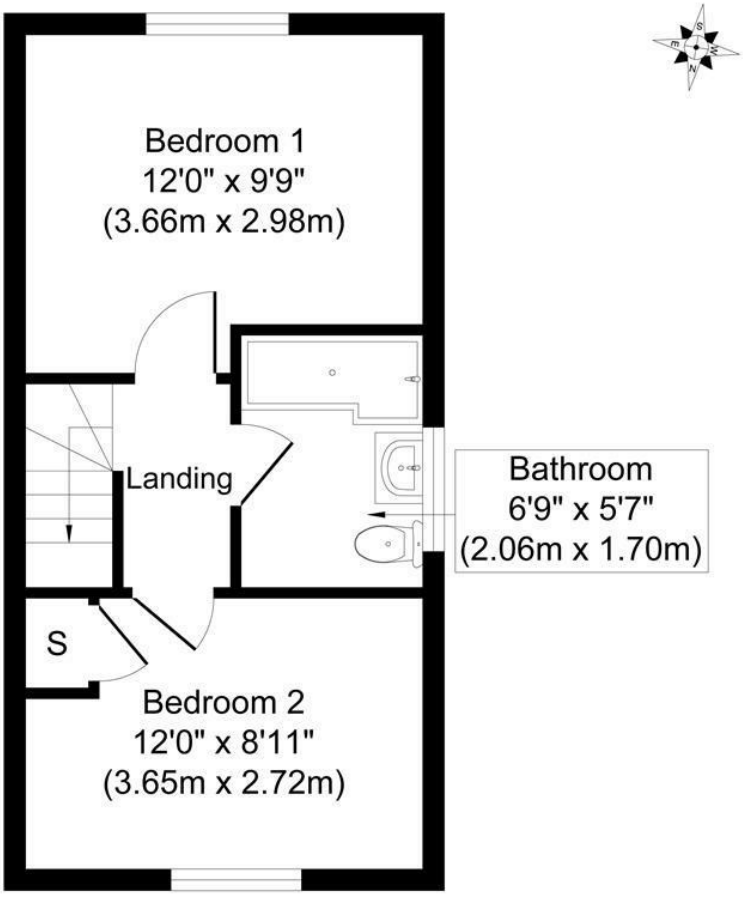
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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**
**303 sq. ft**
**(28.10 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

