

# Park Row



**Park Avenue, Barlow, Selby, YO8 8JH**

**Offers Over £280,000**



**\*\*INTEGRAL GARAGE\*\*OWNED SOLAR PANELS\*\*NO ONWARD CHAIN\*\*** Situated in Barlow, this property briefly comprises: Hall, W.C., Kitchen Diner and Integral Garage To the First Floor: Lounge, bedroom Two with En-Suite and family Bathroom: To the second floor: master bedroom with en-suite and additional bedroom. Externally the property has a garage with off street parking and an enclosed garden with patio and decking area to the rear. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**















## PROPERTY OVERVIEW

Immaculately presented and nestled within a highly desirable village of Barlow, this exceptional home offers an impressive blend of style, space, and modern convenience, arranged over three beautifully appointed floors. At the heart of the property lies a generously sized kitchen diner perfectly designed for both everyday family living and effortless entertaining. The accommodation is thoughtfully laid out, featuring three contemporary bathrooms, two being en-suites which provides both comfort and practicality for a growing family or visiting guests. Externally, the property continues to impress with a well-maintained rear garden, complete with a patio and raised decking area, ideal for al fresco dining and relaxing in warmer months. An integral garage adds further convenience and valuable storage. A key highlight of this property is the fully owned solar panel system, which is neither leased nor government-funded and the new owner will enjoy the full benefits of the electricity generated, including the financial savings and returns the solar panels provide. Combining modern living with a charming village backdrop, this is a superb home that must be viewed to be fully appreciated. Barlow itself is a charming and well-regarded village known for its welcoming community atmosphere and scenic rural walks. With local village amenities and excellent connections to nearby towns and commuter routes, it perfectly balances peaceful village living with everyday convenience.

## GROUND FLOOR ACCOMMODATION

### Hall

11'5" x 4'9" (3.50m x 1.45m)

### Ground Floor W.C

6'1" x 3'8" (1.86m x 1.14m)

### Kitchen/ Diner

18'0" x 16'11" (5.49m x 5.17m)

## FIRST FLOOR ACCOMMODATION

### Lounge

17'1" x 11'0" (5.22m x 3.37m)

### Bedroom Two

14'2" x 9'11" (4.32m x 3.03m)

### En-Suite

8'1" x 3'6" (2.47m x 1.08m)

### Bathroom

6'7" x 6'3" (2.01m x 1.91m)

## SECOND FLOOR ACCOMMODATION

### Bedroom One

14'9" x 7'4" (4.52m x 2.25m)

### En-Suite

8'2" x 5'10" (2.49m x 1.78m)

### Bedroom Three

14'2" x 7'4" (4.33m x 2.25m)

## EXTERIOR

### Front

Driveway leads to garage, with lawned and pebbled area to the side.

### Rear

The rear is fully enclosed with paved area and to the rear of the garden is a decking area.

### Garage

16'11" x 9'11" (5.18m x 3.03m)

## DIRECTIONS

From the Park Row office on Finkle Street in Selby, head onto New Street and follow it to the A1041, at the roundabout take the second exit. Continue on the A1041, then turn left onto Barlow Common Road, following signs to Barlow. Once in Barlow, turn right onto Carr Lane and take your first right onto Park Avenue where the property can be identified by the Park Row For Sale board.

## 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 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 / Solar Panels

Heating: LPG

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:

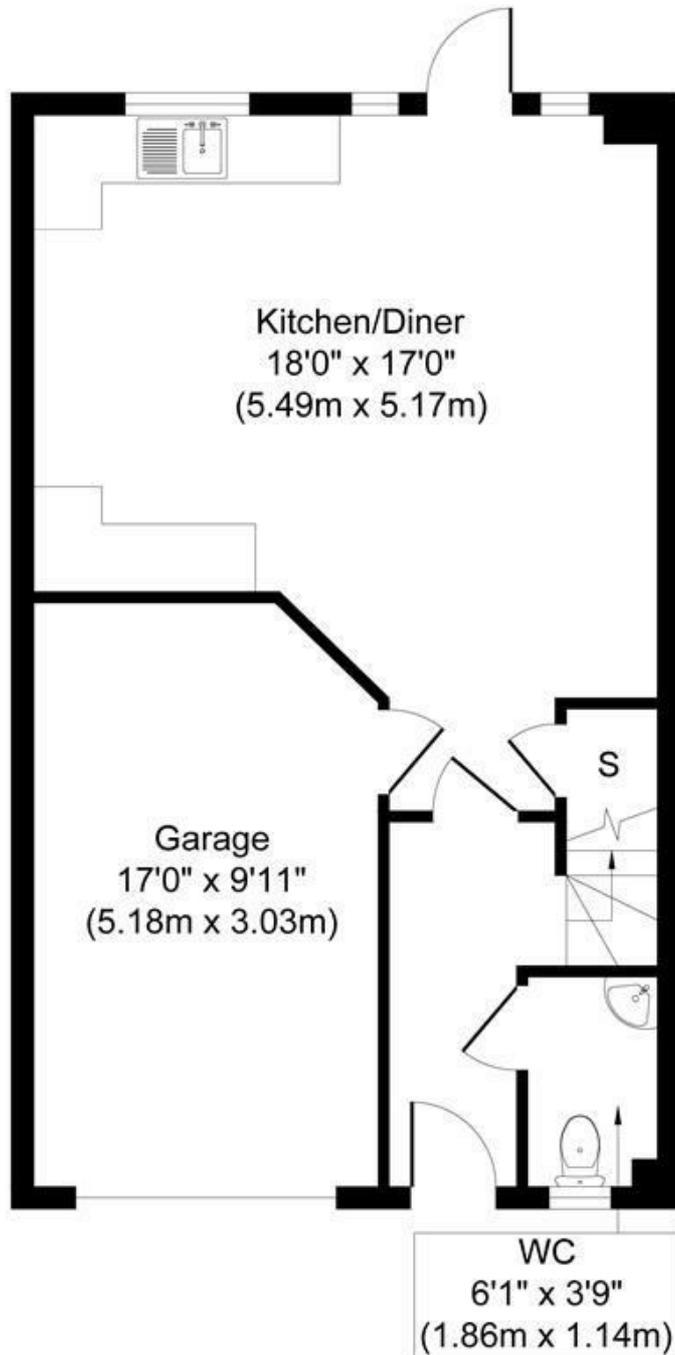
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

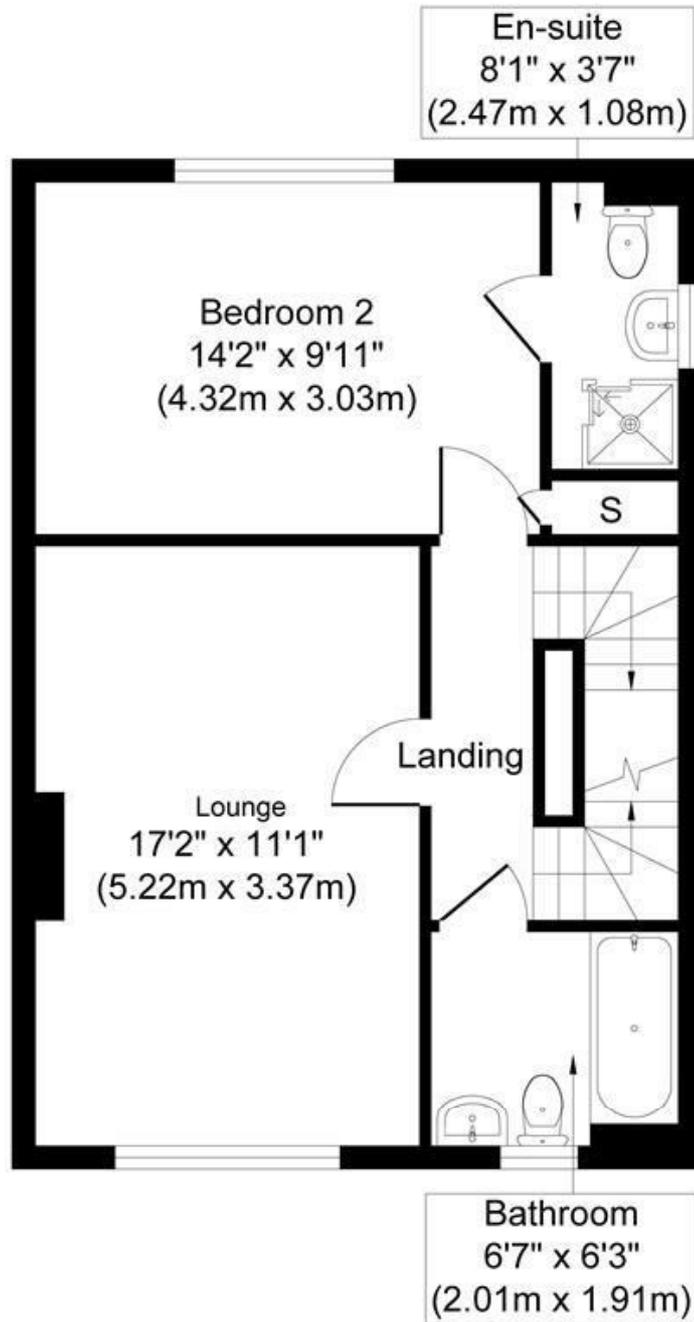
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**562 sq. ft**  
**(52.20 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.

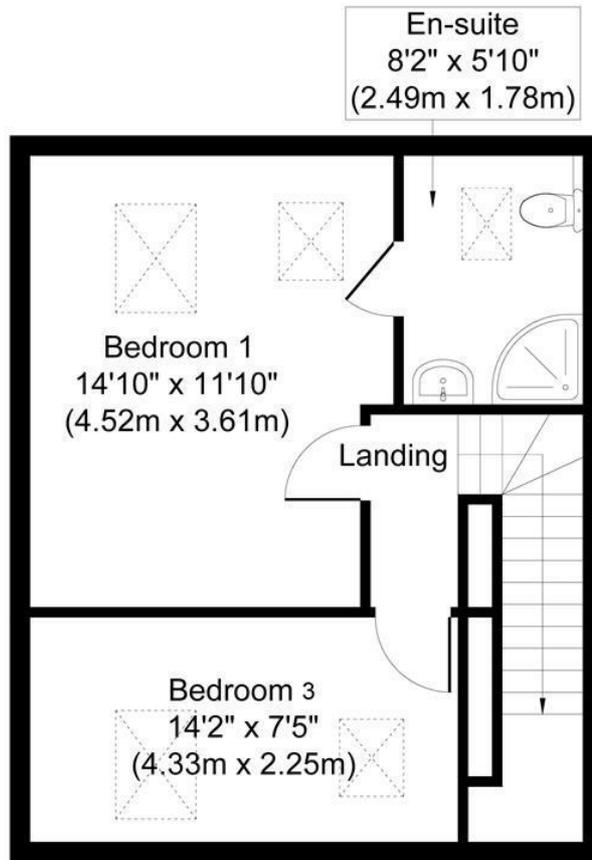
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**First Floor**  
**Approximate Floor Area**  
**491 sq. ft**  
**(45.62 sq. m)**

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**Second Floor**  
**Approximate Floor Area**  
**406 sq. ft**  
**(37.71 sq. m)**

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