

# Park Row



**Acorn Close, Barlby, Selby, YO8 5UT**

**Offers Over £175,000**



**\*\* CUL-DE-SAC POSITION \*\* EXCELLENT TRANSPORT LINKS \*\*** Situated in the village of Barlby, this property briefly comprises: Hall, Kitchen, Lounge Diner, Inner Hall, two bedrooms and Bathroom. Externally, there is off street parking to the front and an enclosed garden 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 OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS.'**



## ACCOMMODATION

### Entrance

UPVC door with top section having double glazed frosted panel to the front elevation leading into:

### Hallway

4'11" x 3'3" (1.52m x 1.01m)

Central heating radiator and storage cupboard housing the boiler. Doors leading off.

### Kitchen

9'10" x 7'8" (3.01m x 2.36m)



Range of white fronted base and wall units with brushed chrome handles. Single bowl white ceramic sink and drainer with chrome mixer tap over, set into granite effect laminate work surface with tiled splash back. Integrated appliances include: brushed steel electric oven, four ring ceramic hob, fridge, freezer and washing machine. UPVC 'stable style' door with two double glazed frosted panels to the side elevation. UPVC double glazed window to side elevation and tiled flooring.



### Lounge Diner

16'8" x 11'1" (5.09m x 3.40m)



Coal effect 'Living flame' gas fire set into marble effect back and hearth with decorative timber fire surround. UPVC double glazed bow window to the front elevation. Central heating radiator and television and telephone points.



### Inner Hall

Loft access and storage cupboard. Doors leading off.

## Bedroom One

11'8" x 9'8" (3.57m x 2.95m)



UPVC double glazed window to the rear elevation and central heating radiator.

## Bedroom Two

8'9" x 8'5" (2.68m x 2.58m)



UPVC double glazed window to the rear elevation and central heating radiator.

## Bathroom

6'7" x 5'6" (2.02m x 1.68m )



White panel bath with chrome mixer tap over incorporating chrome shower attachments. White low flush w.c with chrome fittings and white pedestal wash hand basin chrome taps over. The bath and shower area is tiled to ceiling height. UPVC double glazed window to the side elevation and wood effect cushion flooring.

## EXTERIOR- Front



Storm porch. Tarmac pathway partially running along the front and merging into tarmac driveway. Flagged pathway leading away from the property and timber pedestrian access gate giving access to:

## Side

Outside tap, further flagged pathway and decorative stone patio area.

## Rear



Decorative stone patio area. Flagged path dividing the garden into two sections of lawn. The rear is fully enclosed with timber fence posts. To the bottom of the garden is a metal storage shed.



## 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: North Yorkshire Council

Tax Band : B

## TENURE: Freehold

## COUNCIL TAX BANDING AND TENURE

Please note: The Council Tax Banding and Tenure 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 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.

## 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.

## 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.

## 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

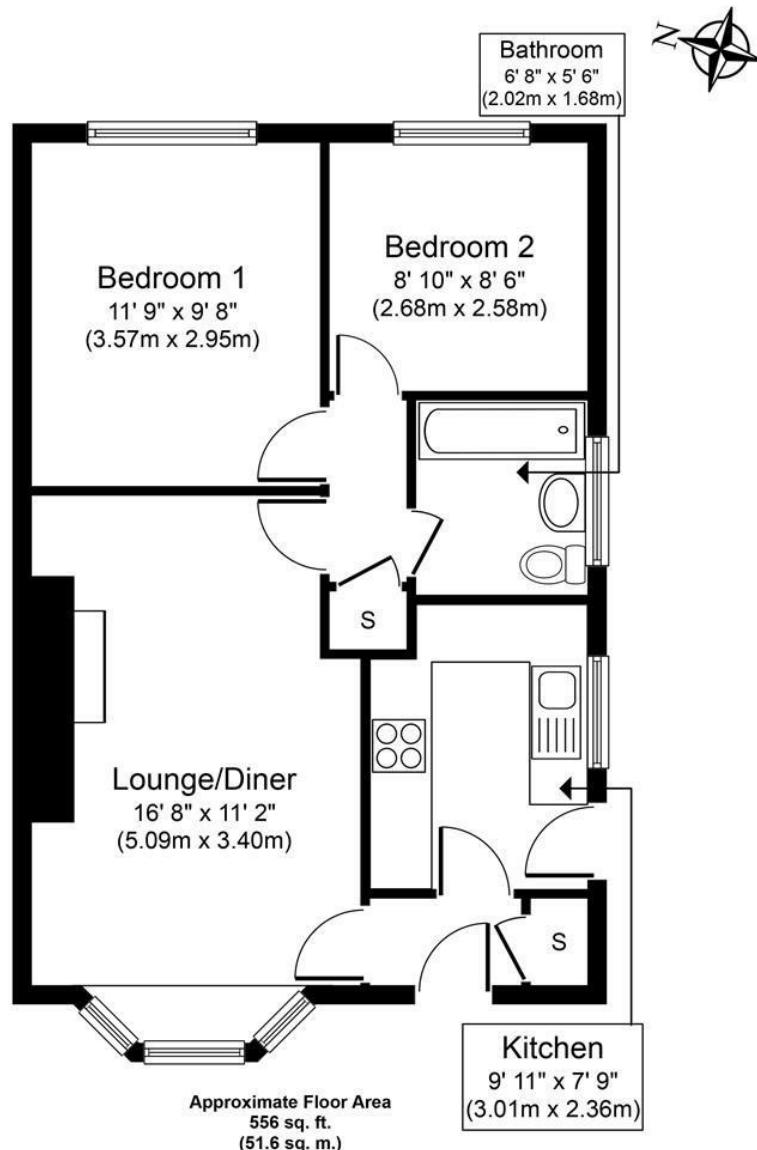
CASTLEFORD - 01977 558480

## 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.



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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Energy Efficiency Rating	
Council	Internal
Very energy efficient - lower running costs	
(A) plus A	88
(B) (A)	68
(C) (B)	68
(D) (C)	68
(E) (D)	68
(F) (E)	68
(G) (F)	68
Not energy efficient - higher running costs	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Council	Internal
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(A) plus A	87
(B) (A)	68
(C) (B)	68
(D) (C)	68
(E) (D)	68
(F) (E)	68
(G) (F)	68
Not environmentally friendly - higher CO <sub>2</sub> emissions	

England & Wales EU Directive 2002/91/EC

