

Park Row



Park Avenue, Barlow, Selby, YO8 8JH

Offers Over £375,000



****CUL DE SAC LOCATION**OWNED SOLAR PANELS**** Situated in Barlow, this five bedroom detached property briefly comprises: Hall, Ground Floor w.c, Lounge Diner, Kitchen, Utility, Snug and a bedroom. To the first floor are four bedrooms with the Master having an en-suite, finished and a family Bathroom. Externally, the property benefits from a driveway to the front and a double integral garage. There is a fully enclosed rear garden with a patio walkway. **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE 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'.**

















PROPERTY OVERVIEW

This well-presented detached family home is situated in the desirable village of Barlow and offers spacious, versatile accommodation across two floors.

The ground floor comprises a welcoming lounge diner, a separate office/snug ideal for home working or relaxation, and a modern, newly fitted kitchen featuring high-quality granite worktops. Additional ground floor benefits include a utility room, a convenient w.c., and a fifth bedroom, perfect for guests or flexible living arrangements.

Upstairs, the property offers four generously sized bedrooms, including a master bedroom with en suite, alongside a well-appointed family bathroom.

Externally, the home boasts a driveway leading to a double garage at the front. To the rear, a fully enclosed garden provides a private outdoor space with attractive views over open fields. The property also benefits from owned solar panels, offering improved energy efficiency and reduced running costs.

This is an ideal home for families seeking a blend of modern living and a peaceful village setting.

GROUND FLOOR ACCOMMODATION

Hall

Ground Floor w.c.

10'5" x 3'6" (3.19m x 1.09m)

Lounge Diner

26'4" x 13'1" max (8.04m x 3.99m max)

Kitchen

12'11" x 8'9" (3.95m x 2.67m)

Utility Room

10'3" x 5'11" (3.14m x 1.81m)

Bedroom Five

10'4" x 9'3" (3.15m x 2.83m)

Office / Snug

10'4" x 6'7" (3.15m x 2.03m)

FIRST FLOOR ACCOMMODATION

Bedroom One

13'10" x 13'3" (4.24m x 4.05m)

En Suite

6'3" x 6'0" (1.92m x 1.84m)

Bedroom Two

12'1" x 10'4" (3.70m x 3.16m)

Bedroom Three

13'3" x 8'10" (4.05m x 2.71m)

Bedroom Four

12'2" x 8'10" (3.72m x 2.71m)

Bathroom

6'8" x 6'5" (2.05m x 1.97m)

EXTERIOR

Front

Driveway leading to a double garage.

Rear

Fully enclosed rear garden with views over fields.

Double Garage

18'0" x 18'0" (5.50m x 5.50m)

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 & 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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: E

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: 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.

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.

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.

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

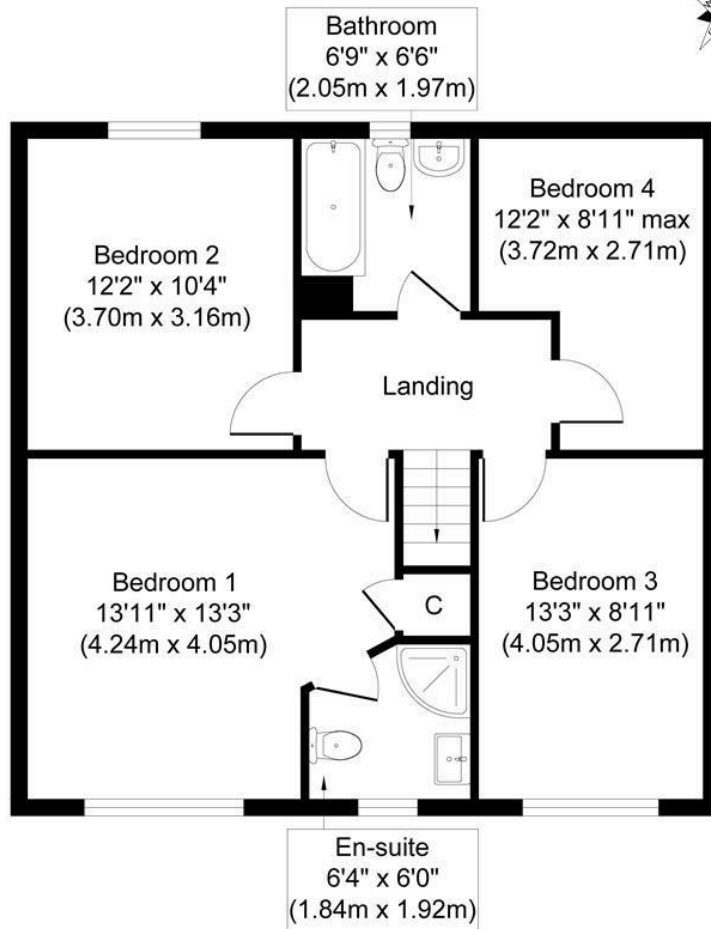




Ground Floor
Approximate Floor Area
1120 sq. ft
(104.02 sq. m)

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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