



Barlby Road | Selby | YO8 5AB

£150,000

Three bedroom mid-terrace house | En-suite to master | EPC rating C

Emsleys | estate agents

SUPERBLY PRESENTED - EN-SUITE TO MASTER BEDROOM - WELL APPOINTED FAMILY HOME

This mid-terrace house is set in a popular area of Selby and really needs to be seen to be appreciated. Briefly comprising; two reception rooms, kitchen and ground floor bathroom, three first floor bedrooms with en-suite to the master. PVCu double-glazing, gas central heating, gardens to the front and rear. Set within easy reach of the A1, Leeds and York this three bedroom mid-terrace property will prove to be popular.

Call now 24 hours a day, 7 days a week to arrange your viewing.

Ground floor

Hall

PVCu double-glazed entrance door, double panel central heating radiator, wood flooring, coving and downlighters to the ceiling, stairs to the first floor landing and oak door to the dining area.

Dining area 4.24m x 3.61m (13'11" x 11'10")

Feature exposed chimney brick fireplace with a log burner, continuation of wood flooring, storage under the stairs, coving to the ceiling, double panel central heating radiator, glazed oak door to the kitchen, PVCu double-glazed entrance door to the rear with a side window and an open recess to the lounge.

Lounge 4.52m into bay x 3.40m (14'10" into bay x 11'2")

Coving to the ceiling, double panel central heating radiator, continuation of wood flooring from the dining area and PVCu double-glazed bay window to the front aspect.

Kitchen 2.84m x 2.59m (9'4" x 8'6")

Boasting a range of cream wall and base units with wood block laminate work surfaces and a ceramic one and a half bowl sink and drainer with mixer tap. Recess for range style cooker with a stainless steel extractor overhead, space for a fridge/freezer, integrated slimline dishwasher and recess and plumbing for washing machine. Double panel central heating radiator, tiled flooring, down lighters to the ceiling, PVCu double-glazed window and oak door to the bathroom.

Bathroom 2.54m x 1.42m (8'4" x 4'8")

Having a tiled straight panelled bath with tiled surround, pedestal wash hand basin with splashback tiling and a push flush WC. Double panel central heating radiator, tiled flooring, down lighters to the ceiling and a 'Velux' style window.

First floor

Landing

Coving and down lighters to the ceiling, loft hatch and oak doors accessing all bedrooms.

Master bedroom 4.19m plus recess to the alcove x 3.63m (13'9" plus recess to the alcove x 11'11")

Coving to the ceiling, double panel central heating radiator, two PVCu double-glazed windows to the front aspect and oak door to the en-suite.

En-suite 2.31m x 1.24m (7'7" x 4'1")

Having a twin shower enclosure with a sliding access door, tiling to the shower enclosure and tiling to the half-way point to the remaining walls, corner pedestal wash hand basin with mixer tap and push flush WC. Coving to the ceiling and down lighter with internal extractor.

Bedroom two 4.22m x 2.72m into alcove (13'10" x 8'11" into alcove)

Cupboard housing the 'Ideal' boiler, double panel central heating radiator and PVCu double-glazed window to the rear aspect.

Bedroom three 2.90m x 2.67m (9'6" x 8'9")

Double panel central heating radiator and PVCu double-glazed window to the side aspect.

Exterior

To the front is a buffer garden, mainly pebbled with a brick boundary wall and wrought-iron gated access. The rear garden is well enclosed and landscaped with a garden shed, a flagged patio and having a good degree of privacy.

Directions

From our Sherburn In Elmet office take the A63 to Selby. Continue through the centre of Selby in the direction of

York. Just after Selby Abbey are some traffic lights, carry straight on over the 'old toll bridge' and the property is a little further on, on the left hand side identified by the Emsleys for sale board.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

