



Howden Road, Barlby, Selby £230,000

A spacious detached family home in this popular village location offering quick and easy access to both York and Selby.



The property is entered via a uPVC double glazed door leading into the entrance hall with has useful understairs storage cupboard and downstairs WC.

The sitting/dining room is of a generous size and benefits from French doors to the rear elevation allowing light to flow into the room.

The fitted kitchen has a range of base and wall storage units, tiled splashbacks and a sink with drying area. There are a range of integrated appliances including fridge/freezer, dishwasher, 4 ring gas hob, oven and microwave.



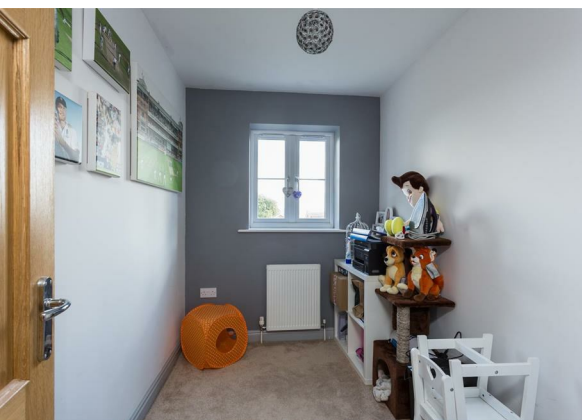
To the first floor are three well-proportioned bedrooms with bedroom one having fitted storage cupboards.

The house bathroom comprises a three-piece suite including bathtub with showerhead over, low flush WC and wash hand basin with mixer tap.

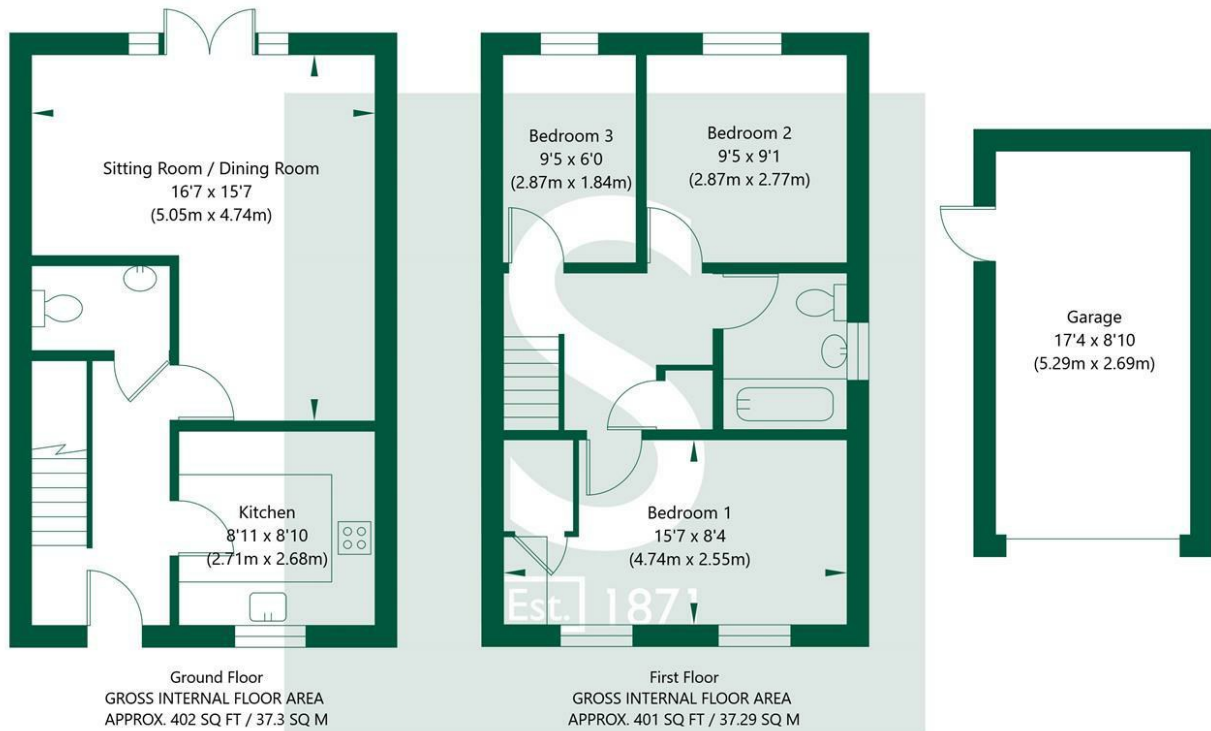


To the outside the property has an enclosed rear garden which is predominately laid to lawn. There is also a patio area outside of the French doors ideal for entertaining guests. The property benefits from ample off street parking and a detached brick built garage.

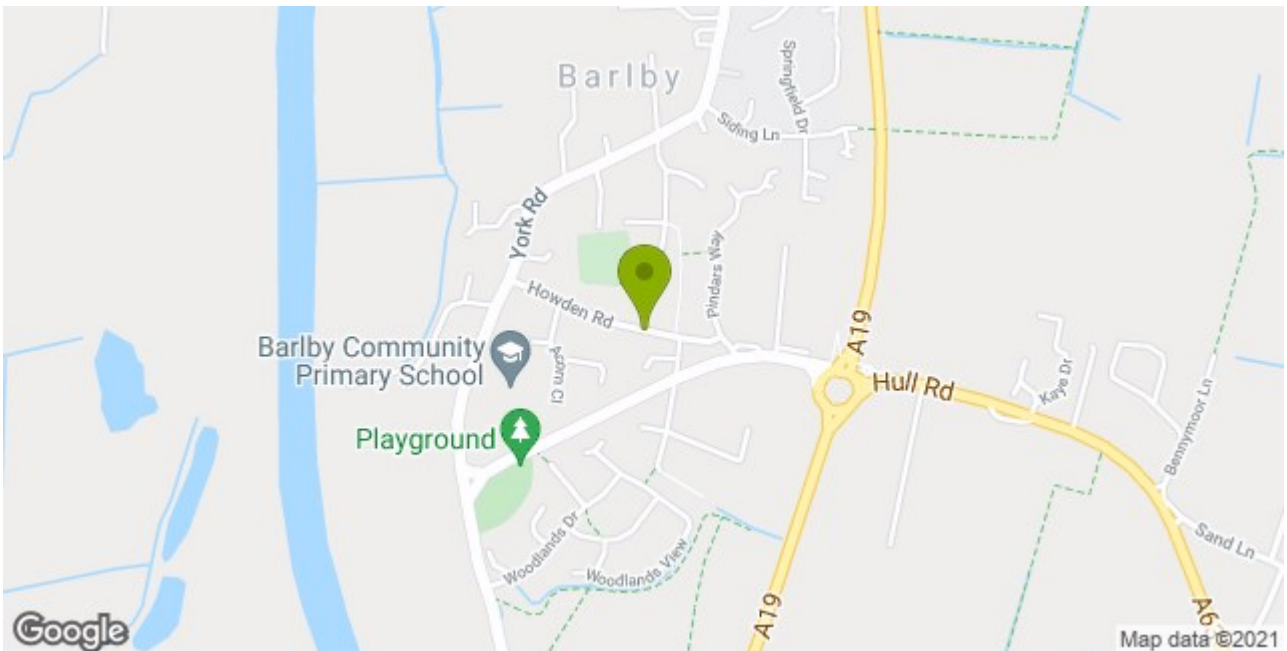
It is therefore as agents that we strongly recommend an internal inspection to truly appreciate what this property has to offer.



Church View, Howden Road, Barlby, York, YO8 5BU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 803 SQ FT / 74.59 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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