



2 Springfield Drive, Barlby

£195,000

- Semi-Detached Dormer
- Kitchen
- 3 Bedrooms (One to Ground Floor)
- EER 69 (C)
- Large Corner Plot
- Ground Floor Bathroom/wc
- Detached Garage
- Good Sized Lounge/Diner
- Conservatory
- Popular Village, Easy Access to Selby & York

Situated in this popular village, convenient for access to Selby and the city of York via the A19, with a primary and secondary school close by, this three bedroom semi-detached property occupies a large corner plot and is offered for sale with vacant possession and no onward chain.

We understand the property was built in 1968 and has been lived in ever since by the same owners. With spacious accommodation and good sized garden space, this property has been a cherished family home. Springfield Drive is well known for having a lovely neighbourhood community.

The property welcomes you into a front entrance hallway having excellent understairs storage and staircase leading to the first floor landing. The ground floor accommodation flows well and provides a good sized lounge area merging into a formal dining room. There are two large double glazed casement windows to the front and rear elevation.

The kitchen is located to the rear of the property and has a range of wall and base units to two sides incorporating a sink unit and drainer. There is access into the conservatory with a lean to uPVC roof with plumbing for an automatic washing machine and power supply.

The ground floor also benefits from a third bedroom which could be used as a separate dining room or home office depending on the individuals' requirements. There is a bathroom comprising a bath with shower over, pedestal hand wash basin and low flush w.c.

To the first floor, there are two well proportioned double bedrooms, both benefitting from a double glazed casement window and eaves storage space. Of particular note, bedroom two has built in fitted wardrobes which run the full length of the room., and a cupboard housing the gas fired central heating boiler.

Externally the property is accessed off Springfield Drive onto a block paved driveway providing off street parking for numerous motor vehicles. There is a front and a side garden, both of a good size and laid to lawn. A detached garage will be found to the rear having an electric up and over door, power, lighting and a pedestrian side door to the rear garden.

The rear garden is predominantly flagged with fenced boundaries. The garden steps down to a small pond and timber framed shed with lighting and power.

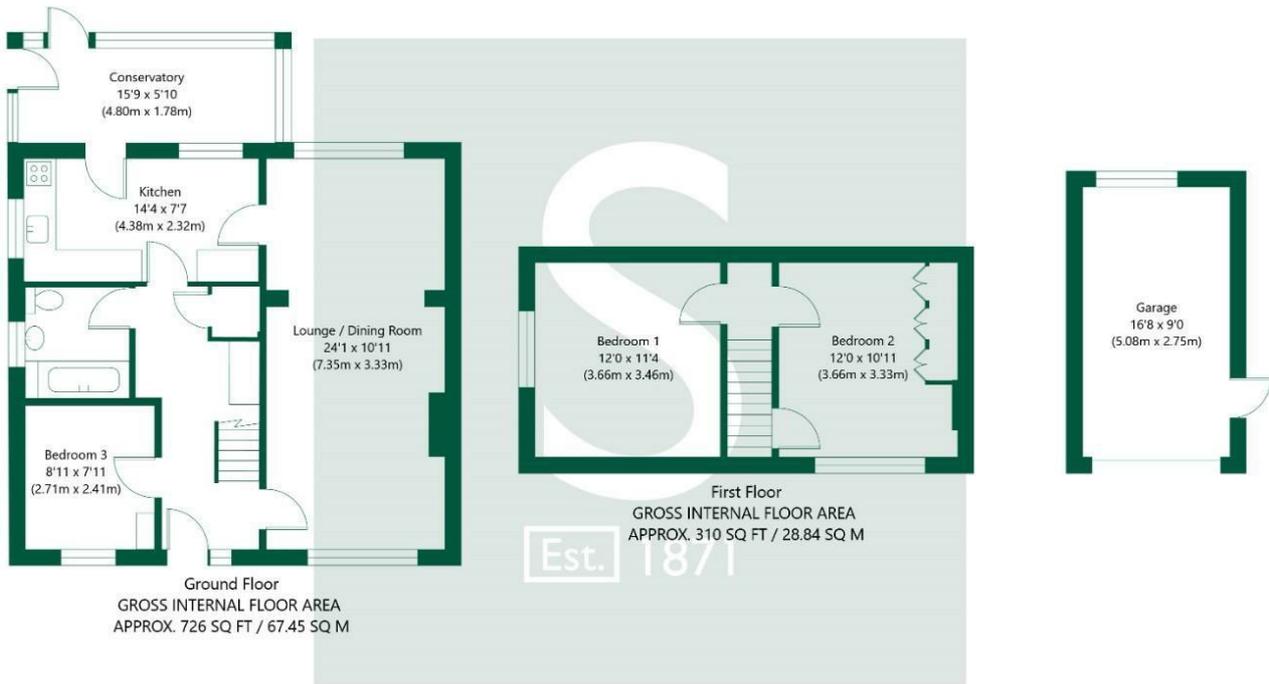
The property does require a programme of modernisation yet is blessed with enormous potential for further expansion and improvement. An early inspection is strongly recommended.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.





Springfield Drive, Barlby, YO8 5JN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1036 SQ FT / 96.29 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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