



**29 YORK ROAD, BARLBY**  
Guide Price £225,000

**Carter Jonas**



## 29 YORK ROAD, BARLBY, YO8 5JY

Welcome to this charming and modern end of terrace property located in the heart of a picturesque village. This beautifully presented home boasts three bedrooms, perfect for a growing family or those seeking extra space.

The property features a lovely garden and patio area, ideal for relaxing or entertaining guests. The garage provides convenient storage space for all your belongings.

Inside, the property is filled with natural light and offers a warm and inviting atmosphere. The open-plan living and dining area creates a perfect space for socialising, while the modern kitchen is equipped with all the necessary appliances for your culinary adventures.

Upstairs, you will find the three well-proportioned bedrooms, each offering a peaceful retreat at the end of a long day. The family bathroom is stylishly appointed and completes this delightful home.

Situated in the popular village of Barlby, 1.7 miles from Selby and approximately 14 miles from York, offering great commuter links to the A19/M62. The village offers a regular bus service as well as village store, pharmacy, primary and secondary schools, library, village church and public house.

Don't miss the opportunity to make this property your own and enjoy village living at its finest. Contact us today to arrange a viewing.

'In accordance with section 21 of The Estate Agents Act 1979: Please note this property is owned by a member of staff. Please contact us for further details.'

**TENURE** Freehold

**LOCAL AUTHORITY** North Yorkshire Council

**COUNCIL TAX BAND** C

**EPC BAND** C

### DECEPTIVELY SPACIOUS THREE STOREY FAMILY HOME WITH THREE DOUBLE BEDROOMS SITUATED WITHIN THE POPULAR VILLAGE OF BARLBY.



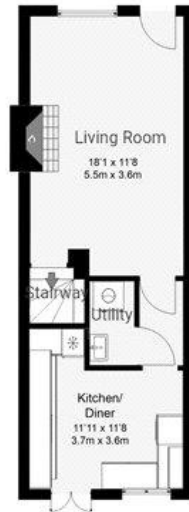




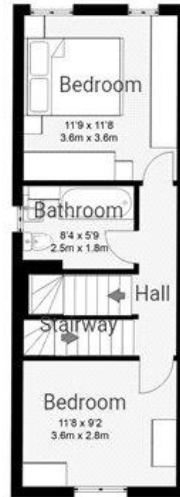




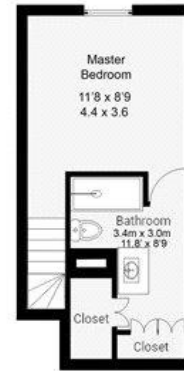




Ground Floor  
Approx Floor Area  
349 SQ FT  
34.4 SQ M



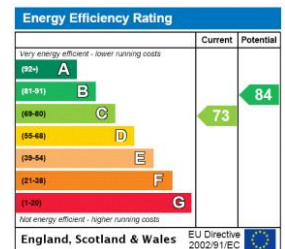
1st Floor  
Approx Floor Area  
349 SQ FT  
32.4 SQ M



2nd Floor  
Approx Floor Area  
225 SQ FT  
20.9 SQ M

Total Approx Floor Area 923 SQ FT /85.8 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. This plan is for illustrative purposes only, and should be used as such by any prospective purchaser. 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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