



HUNTERS[®]
HERE TO GET *you* THERE

18 Orchard Drive, Barlby, Selby, YO8 5NG

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Asking Price £220,000

DESCRIPTION

Hunters are delighted to offer for sale this well presented three bedroom mid terrace home situated within the popular village of Barlby. The property benefits from a gas central heating system, UPVC double glazing and comprises an entrance hall, downstairs cloakroom/w.c, kitchen and living room to the ground floor. To the first floor bedroom one with en suite, two further bedrooms and a family bathroom. To the rear of the property there is a low maintenance garden with patio area and fencing around the perimeter. The property also has a separate garage which is leasehold and allocated parking. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Barlby is a charming village that allows for convenient access to both York and Selby. The village is served by a local convenience store, pharmacy, primary school and public house. Barlby is a popular village with easy access to Selby, York, Howden and also easy access to the A163, A19, A63 road networks.

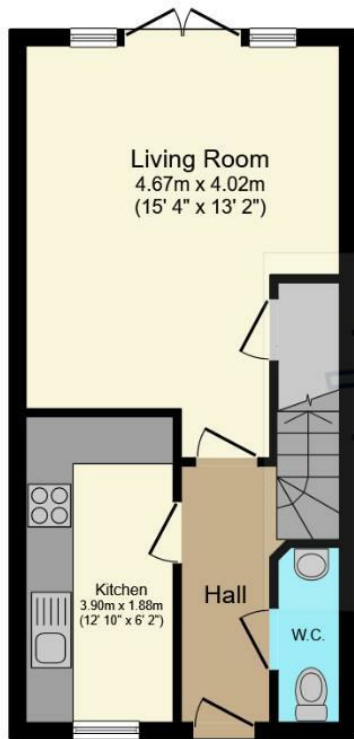
DIRECTIONS

From Selby take the A19 in the direction of York. Turn left at the roundabout to Barlby village, continue along Barlby Road, through the village which will lead onto York Road then turn right onto Riverside Avenue. Continue on Riverside Avenue then onto Poplar Drive. Take a final left turn onto Orchard Drive where the property is identified.

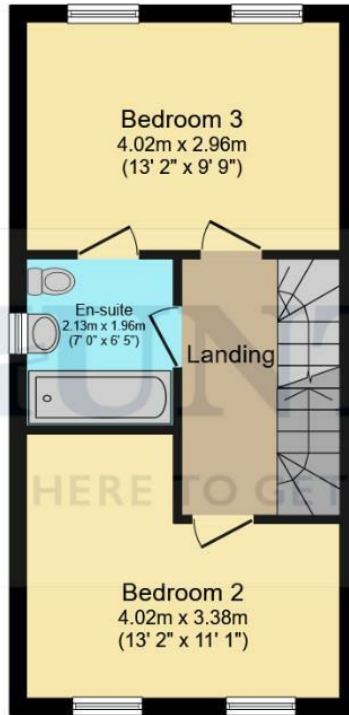
Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; C
EPC Rating : B

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884
selby@hunters.com | www.hunters.com



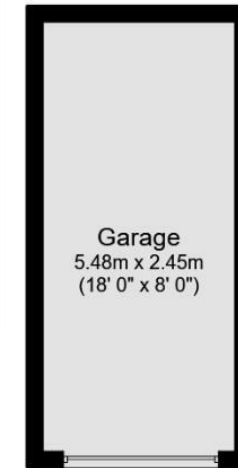
Ground Floor
Floor area 34.5 sq.m. (372 sq.ft.)



First Floor
Floor area 34.5 sq.m. (372 sq.ft.)



Second Floor
Floor area 34.5 sq.m. (372 sq.ft.)



Garage
Floor area 13.4 sq.m. (145 sq.ft.)

Total floor area: 117.0 sq.m. (1,260 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			







