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1 Laburnum Court, Barlow, Selby, YO8 8ER
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Asking Price £390,000

DESCRIPTION
Hunters are delighted to present this well-presented five-bedroom detached home, offering generous and versatile accommodation ideally suited to modern family living. Positioned within a popular residential setting, the property enjoys convenient access to the local motorway network, making it an excellent choice for commuters while retaining the appeal of village living. The property benefits from UPVC double glazing, oil-fired central heating and, importantly, is offered to the market with no onward chain.

Upon entering the property, an inviting entrance hall provides access to the principal ground floor accommodation, including a convenient downstairs cloakroom/WC and utility room. The kitchen/dining area provides a practical and sociable space for everyday family life, while the spacious living room offers a comfortable setting in which to relax and unwind. A further separate dining room provides excellent flexibility and could equally serve as a home office, playroom or cosy snug, depending on individual requirements. Completing the ground floor is a conservatory, offering additional reception space with views over the rear garden.

To the front, the property is approached via a gravelled driveway providing ample off-road parking and access to the double garage. The front garden is predominantly laid to lawn with established shrub borders, creating an attractive approach to the home. A side gate leads through to the enclosed rear garden, which has been landscaped for ease of maintenance. The garden features a lawned area, paved patio and perimeter fencing, providing an ideal space for outdoor dining, entertaining and family enjoyment.

This impressive detached home offers spacious and versatile accommodation, making it an ideal purchase for families seeking room to grow. Early viewing is strongly recommended to fully appreciate the size, layout and potential of the accommodation on offer. Contact Hunters Selby, open seven days a week, to arrange your viewing.

DIRECTIONS
Leave Selby via the A63, take the first turn at the roundabout onto the A1041 and take the left turn onto Barlow Common Lane, continue to follow the road onto Park Lane. Continue along the road and Laburnum court will be on your left hand side, turn left into the cul de sac where the property can be identified.

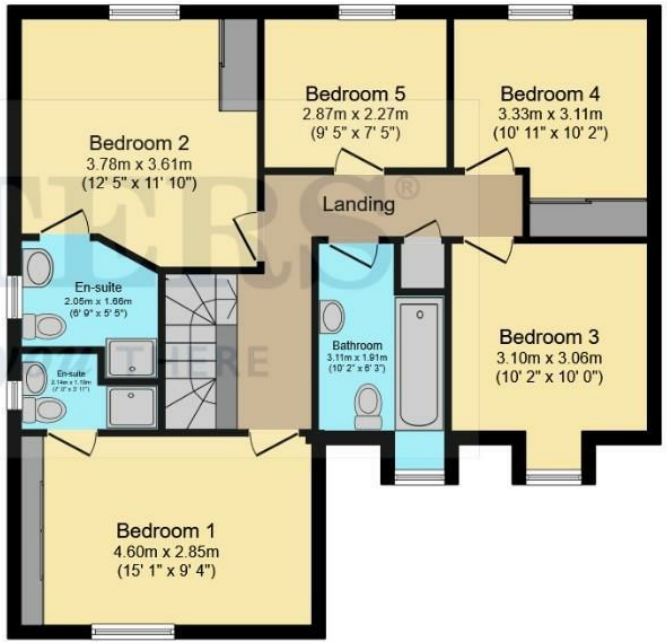
LOCATION
The property is in a pleasant rural setting whilst close to local amenities of Selby, close by there is a community Centre, village hall, chapel, two parks and a nature reserve. There is a village social club providing drinks and entertainment. The nearest pub is about 2 miles away, and there is a selection of supermarkets 3 miles away in Selby. The city of York is approximately 15 miles away. The village has good access to the A19, A64, M62, M18, A1/M1 roads and trains to regional areas and direct to London.

Material Information - Selby
Tenure Type; Freehold
Council Tax Banding; E
EPC Rating : D

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Ground Floor

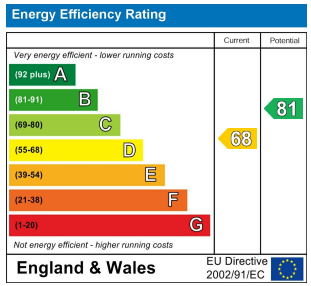


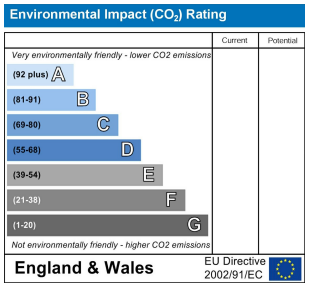
First Floor

Total floor area: 174.3 sq.m. (1,876 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

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