



HUNTERS[®]
HERE TO GET *you* THERE



Sycamore Road, Barlby, Selby, YO8 5XD

Asking Price £195,000



DESCRIPTION

Hunters (Selby) are delighted to offer for sale this two bedroom semi detached bungalow situated within this popular village of Barlby. The property benefits from UPVC double glazing and briefly comprises kitchen/dining area, reception room, two bedrooms, bathroom and a conservatory. To the front of the property there is a driveway with a garden laid to lawn. To the rear of the property there is a garden laid to lawn and fencing around the perimeter. Viewing comes highly recommended. 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 and through the village. Take the right hand turn onto Bramley Avenue and then right onto Sycamore Road where the property can be identified on the left hand side.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; B

EPC Rating : TBC

KEY FEATURES

- SEMI DETACHED BUNGALOW
 - TWO BEDROOMS
 - UPVC DOUBLE GLAZING
 - CONSERVATORY
 - DRIVEWAY
 - GARDEN
- VILLAGE LOCATION
- VIEWING HIGHLY RECOMMENDED
 - EPC RATING : TBC

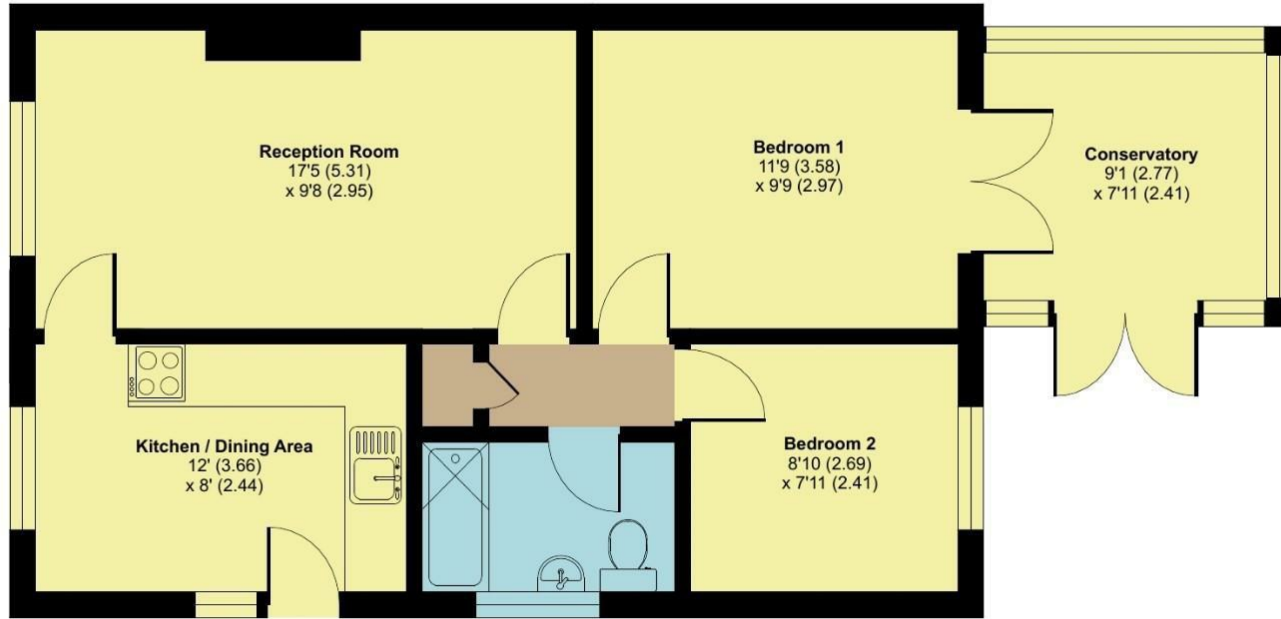






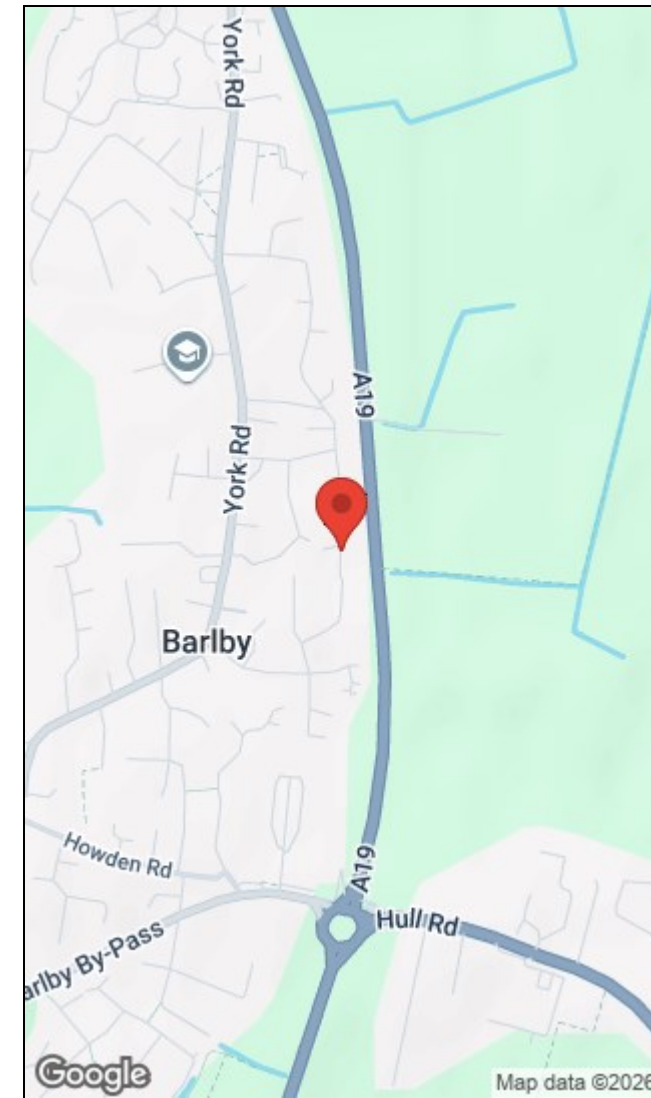
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Approximate Area = 622 sq ft / 57.8 sq m
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 57.8 SQ M
(622 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1153945



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

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