



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

23 Orchard Drive, Barlby, Selby, YO8 5NG



# 23 Orchard Drive, Barlby, Selby, YO8 5NG

## Asking Price £195,000

### DESCRIPTION

Hunters are delighted to offer for sale this beautifully well presented two bedroom end terrace home situated within the popular village of Barlby. The property benefits from a gas central heating system and UPVC double glazing and briefly comprises an entrance hall, lounge and kitchen/dining room to the ground floor. To the first floor there are two double bedrooms and a family bathroom. To the front of the property there is parking for two vehicles and also visitor parking. To the rear of the property there is a patio area along with a garden laid to lawn and fencing around the perimeter. 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.

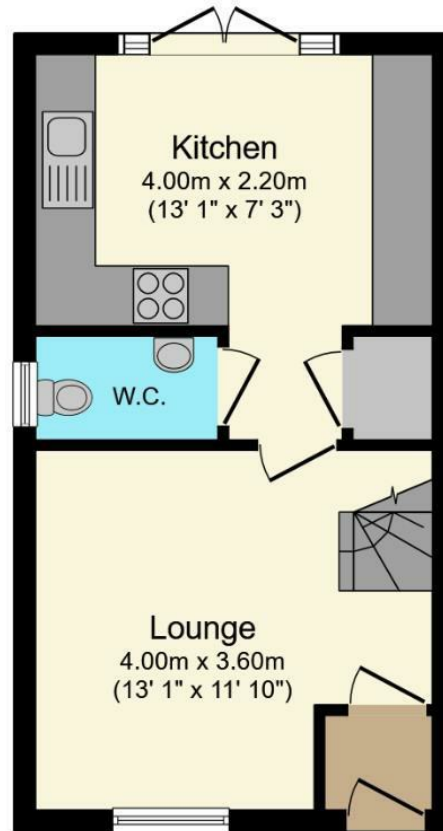
### DIRECTIONS

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 by our Hunters For Sale Board.

### Material Information - Selby

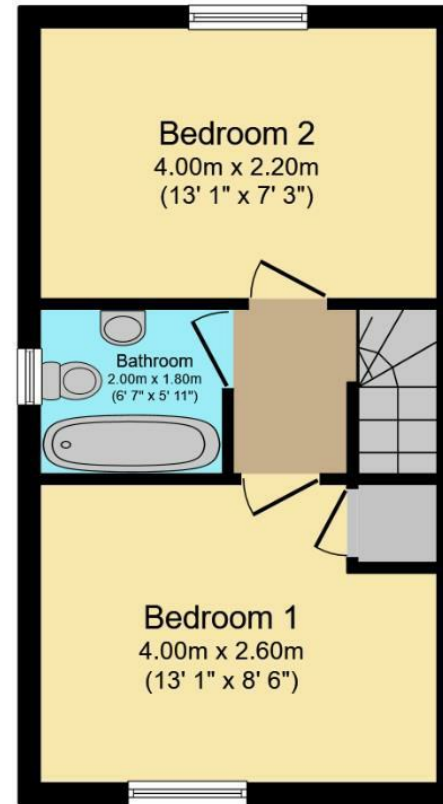
Tenure Type; Freehold  
Council Tax Banding; B  
EPC Rating : B

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### Ground Floor

Floor area 30.0 sq.m. (323 sq.ft.)



### First Floor

Floor area 30.0 sq.m. (323 sq.ft.)

**Total floor area: 60.0 sq.m. (646 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](http://www.Propertybox.io)

