



HUNTERS®
HERE TO GET *you* THERE

Grange View York Road, Barlby, Selby, YO8 5JP

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Offers Over £290,000

DESCRIPTION

Hunters are delighted to offer for sale this beautifully well presented three bedroom detached property 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, kitchen/dining room, utility room, cloakroom/w.c., and lounge to the first floor bedroom one with en-suite bathroom, two further bedrooms and a family bathroom. Outside of the property there is front and rear gardens and a brick built garage with parking for up to three cars. 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.

DIRECTION

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 where the property is located on the right hand side identified by our Hunters For Sale Board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; D

EPC rating; C

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884

selby@hunters.com | www.hunters.com

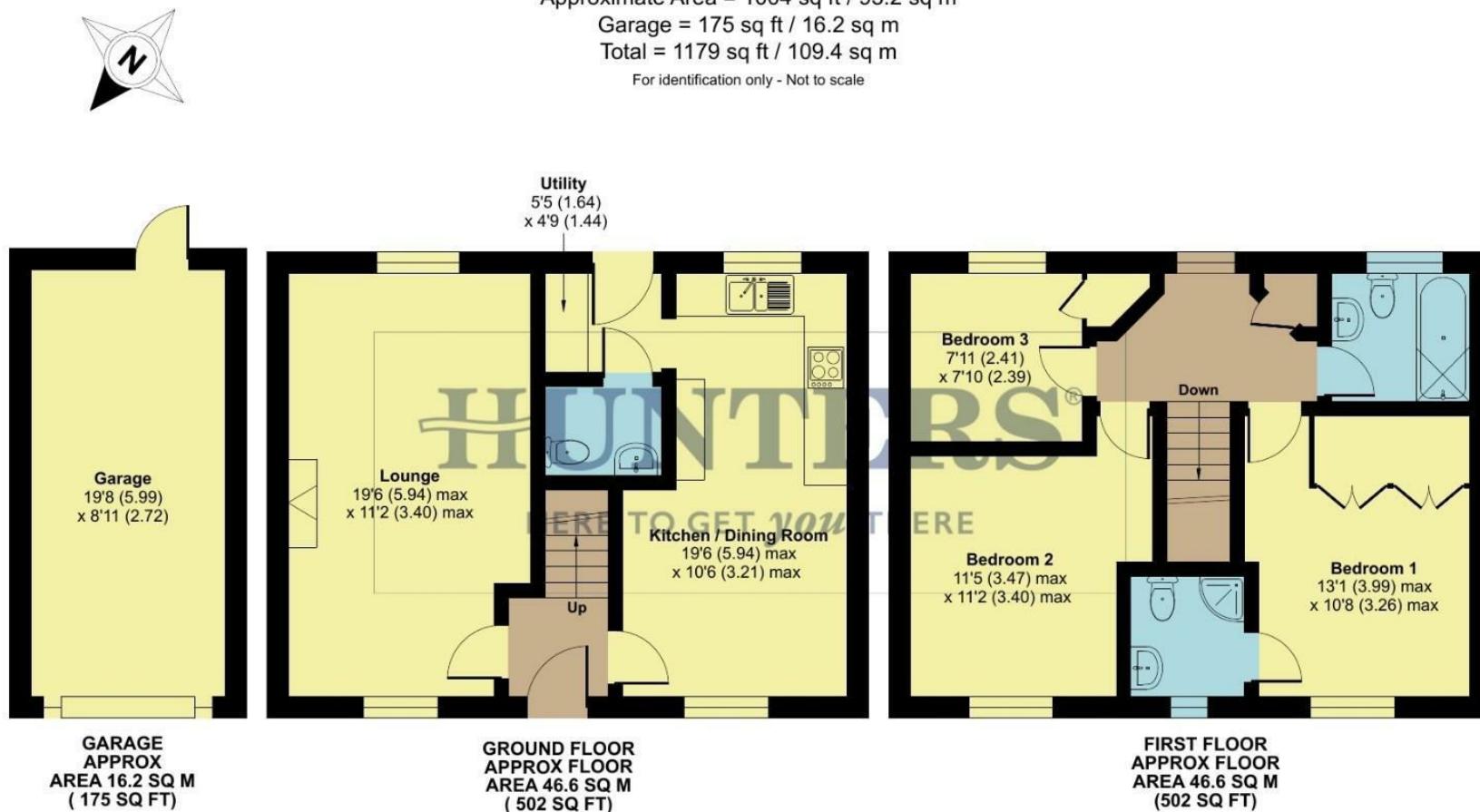
Grange View, York Road, Barlby, Selby, YO8

Approximate Area = 1004 sq ft / 93.2 sq m

Garage = 175 sq ft / 16.2 sq m

Total = 1179 sq ft / 109.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025. Produced for Hunters Property Group. REF: 1267803



Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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 (CO₂) 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





