



# Plum Cottage Howden Road

Barlby  
YO8 5JE

Guide price  
£250,000



- TRADITIONAL DOUBLE FRONTED COTTAGE
- THREE BEDROOMS, TWO OF WHICH ARE DOUBLE AND A LARGE SINGLE
- ABUNDANCE OF CHARACTER
- TASTEFULLY PRESENTED THROUGHOUT
- KITCHEN WITH INTEGRATED APPLIANCES
- SEPARATE UTILITY AND DINING AREA
- DOWNSTAIRS CLOAKROOM
- LARGE SHOWER ROOM
- EPC RATING C







Welcome to Howden Road, Barlby, Selby - a charming and characterful traditional cottage that is sure to capture your heart. As you step inside, you'll be greeted by a wealth of character and charm, with beautiful beams adorning the ceilings, adding a touch of traditional elegance to the property. The well-presented interior creates a warm and inviting atmosphere, making you feel right at home from the moment you walk through the door. The spacious kitchen is a true highlight of this property, offering ample space for cooking up delicious meals and entertaining guests. Located in the popular village of Barlby and with its perfect blend of character, charm, and modern amenities, this cottage is a rare find that combines the best of both worlds.

Composite entrance door into:-

#### Living Room

7.27m x 3.55m (23'10" x 11'7")

A good sized living area being the full width of the property and with beams to the ceiling. Having a feature fireplace with black granite hearth housing a multi fuel burner. There is useful storage space with several built in cupboards. Two windows to the front elevation and two radiators.

#### Dining Area

3.55m x 3.23m (11'8" x 10'7")

Having beams to the ceiling along with a window to the side elevation and a radiator. Stairs off to the first floor.

#### Kitchen

3.92m x 3.55m (12'10" x 11'7")

The addition of a Velux window enhances the kitchen with lots of natural light alongside a good range of gloss fronted units providing ample storage space. Complimentary solid oak work tops incorporate a sink and mixer tap over. Integrated electric oven, microwave and induction hob with extractor over. Integrated tall fridge, freezer and dishwasher. Tiled floor and two further windows to the side elevation. Heating via a radiator and plinth heater.

#### Utility

2.96m x 1.58m (9'9" x 5'2")

Having plumbing for a washing machine, the central heating boiler and a radiator. With a stable door and window to the side elevation and a pocket door into:-

#### Cloakroom

Having a white suite comprising wash basin inset into a vanity unit and a wc. Chrome effect ladder style radiator/towel rail.

#### Landing

With doors off.





### Bedroom 1

3.56m x 3.55m (11'8" x 11'7")

Being of a double size and having beams to the vaulted ceiling. With a window to the front elevation and a radiator. Complete with fitted wardrobes with internal drawers and lighting.

### Bedroom 2

3.56m x 3.54m (11'8" x 11'7")

Being of a double size and having a cast iron effect fireplace along with beams to the vaulted ceiling. With a window to the front elevation and a radiator.

### Bedroom 3

3.56m x 2.53m (11'8" x 8'3")

Having built in shelving and cupboards as well as a computer/gaming station. Beams to the ceiling. With a window to the side elevation and a radiator.

### Shower Room

3.55m x 1.66m (11'7" x 5'5")

A larger than average shower room with a mixer shower, double basins inset into vanity units and a wc. With two windows to the side elevation and a radiator.

### Outside

The front is enclosed with a small lawned area, mature shrubs and has gated access. To the side is a pebbled off road parking space and a gate leading to a courtyard garden. This is a lovely outside space with fixed and overhead lighting, a small lawned (astroturf) area and a bin store, log store and a separate shed.

### Utilities

Mains Electric

Mains Gas

Mains Water (metered) and Mains Sewerage

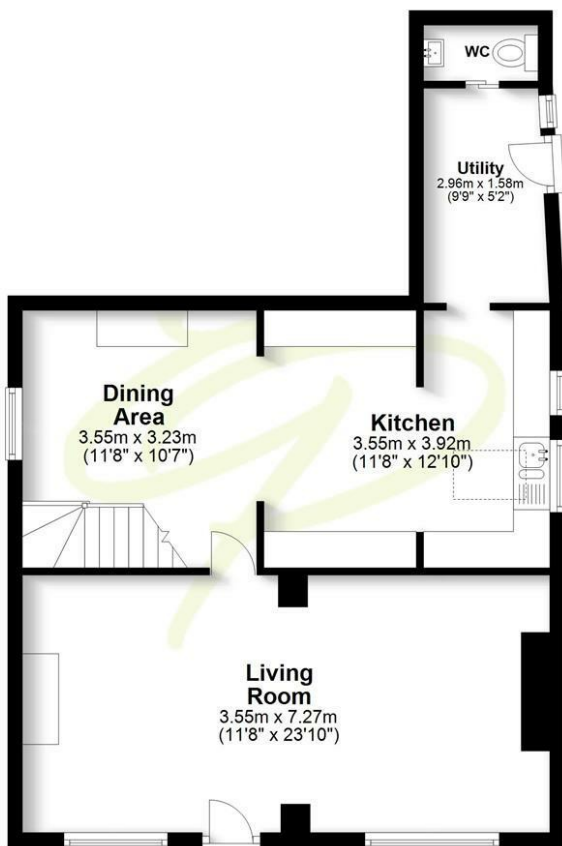
Mobile 4G

Broadband FTTP (Ultrafast)



## Ground Floor

Approx. 59.0 sq. metres (635.5 sq. feet)



## First Floor

Approx. 45.1 sq. metres (485.0 sq. feet)



Total area: approx. 104.1 sq. metres (1120.6 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	84
England & Wales	EU Directive 2002/91/EC	

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