



8 George Terrace

Barlby
YO8 5HA

Offers in the Region of
£185,000

3 Bed Semi Detached House

- HIGH QUALITY REFURBISHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- GOOD TRANSPORT LINKS TO YORK
- VILLAGE LOCATION
- EARLY VIEWING HIGHLY RECOMMENDED

 Elmhirst
Parker
SOLICITORS & ESTATE AGENTS





****VIEWING HIGHLY RECOMMENDED**** A beautiful, refurbished 3 bedroom semi detached house located in the village Barlby. The property is very well presented and benefits from UPVC windows, gas combi boiler, open living / dining room, as well as modern kitchen, bathroom and w/c. The quality and finish of the interior design is all done to a very high standard.

Entrance Hall

A very welcoming, contemporary entrance to the property. With rooms off, and stairs to first floor with exposed brick feature wall. Wood effect flooring which extends through the majority of the down stairs living space.

w/c 1.43 x 0.9 (4'8" x 2'11")

Modern and well designed. Corner sink unit and dual flush w/c.

Living Room 4.02 x 3.17 (13'2" x 10'5")

Cosy space with additional wall lighting. Radiator under large window to the front elevation.

Dining Area 4.49 max x 2.84 (14'9" max x 9'4")

Spacious dining room which opens up into the kitchen. Two good sized storage cupboards house the boiler and fuse box. Radiator under window to rear elevation.

Kitchen 4.63 x 2.16 (15'2" x 7'1")

Modern, well designed and fitted kitchen. Matching dark navy wall and base units with integrated double oven, microwave, fridge, freezer, sink, electric hob with extractor over. White marble effect worktop complimenting the metro wall tiles. Space for washer and dryer. Window over looking rear patio area. UPVC door to rear.



1st Floor

1st floor landing is carpeted and benefits from windows on the side elevation. Loft access with integrated loft ladder.

Bedroom 1 3.40 x 3.40 (11'2" x 11'2")

Wall of fitted wardrobes with mirrored sliding doors. Window to front elevation and radiator under.

Bedroom 2 3.01 max x 3.33 max (9'11" max x 10'11" max)

Window to rear elevation. Radiator.

Bedroom 3 2.31 x 2.00 (7'7" x 6'7")

Window to front elevation. Radiator.

Bathroom 2.58 x 1.45 (8'6" x 4'9")

Vanity unit with sink and w/c. Fully tiled around the bath which has a rain effect mixer shower with additional hand held shower head. Glass shower screen. Victorian style radiator with towel rail.

Outside

To the front there is gravelled parking and additional single drive leading to single detached brick built garage. To the rear there is a patio area which leads to a good sized elevated lawned area.





82 SQ.M (882 Sq ft.)
Approximate Total Floor Area

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.

Energy Efficiency Rating			Environmental Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) 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		
	63	79		52	70
UK	EU Directive 2002/91/EC		UK	EU Directive 2002/91/EC	

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