



Riverside Avenue, Barlby, Selby Offers Over £290,000

An excellent opportunity to acquire this well-presented home in the desirable village of Barlby, with excellent commuter links.



Welcome to this beautifully presented three-bedroom detached home, perfectly positioned in a quiet and sought-after village. Offering generous living space and a spacious south-facing garden, this property is ideal for families and professionals alike.

The property welcomes you into an entrance hall that provides access to the ground-floor accommodation. To the left, the lounge offers a relaxing space filled with natural light, thanks to French doors that open onto the rear garden—ideal for indoor-outdoor living—in addition to a double-glazed window to the front.



The contemporary kitchen/diner is the heart of the home. This open-plan space is thoughtfully designed with base and wall units, integrated appliances, and plenty of room for a family dining area. There are double-glazed windows to both the front and rear elevations.

Adjacent to the kitchen, you'll find a useful utility room for laundry and storage, as well as a convenient downstairs W.C.



Upstairs, the property has three bedrooms and a family bathroom. The master bedroom benefits from its own en-suite shower room and fitted wardrobes. Two additional bedrooms provide flexible accommodation, whether for children, guests, or a home office. The modern bathroom comprises a bath, W.C., and sink, with an opaque window to the rear elevation.

Externally, a private driveway to the side leads to a detached single garage, providing off-road parking and extra storage. To the rear, the south-facing garden offers a fantastic outdoor space. Fully enclosed for privacy and security, it features a lawned area and flagged patio.



This home combines modern comfort with well-planned spaces both inside and out. Located close to local schools, amenities, and transport links, it presents an ideal opportunity for anyone seeking a move-in-ready property in a well-connected location.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600* Mbps

EPC Rating: 83 (B)

Council Tax: North Yorkshire Council Band D

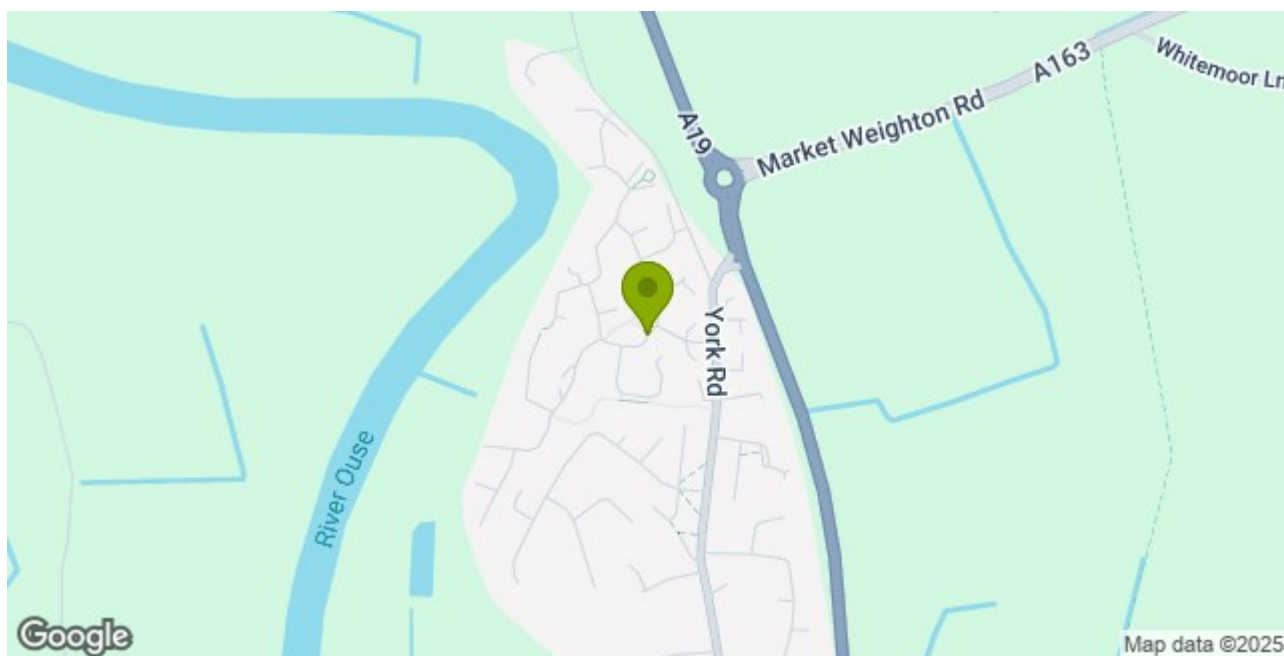
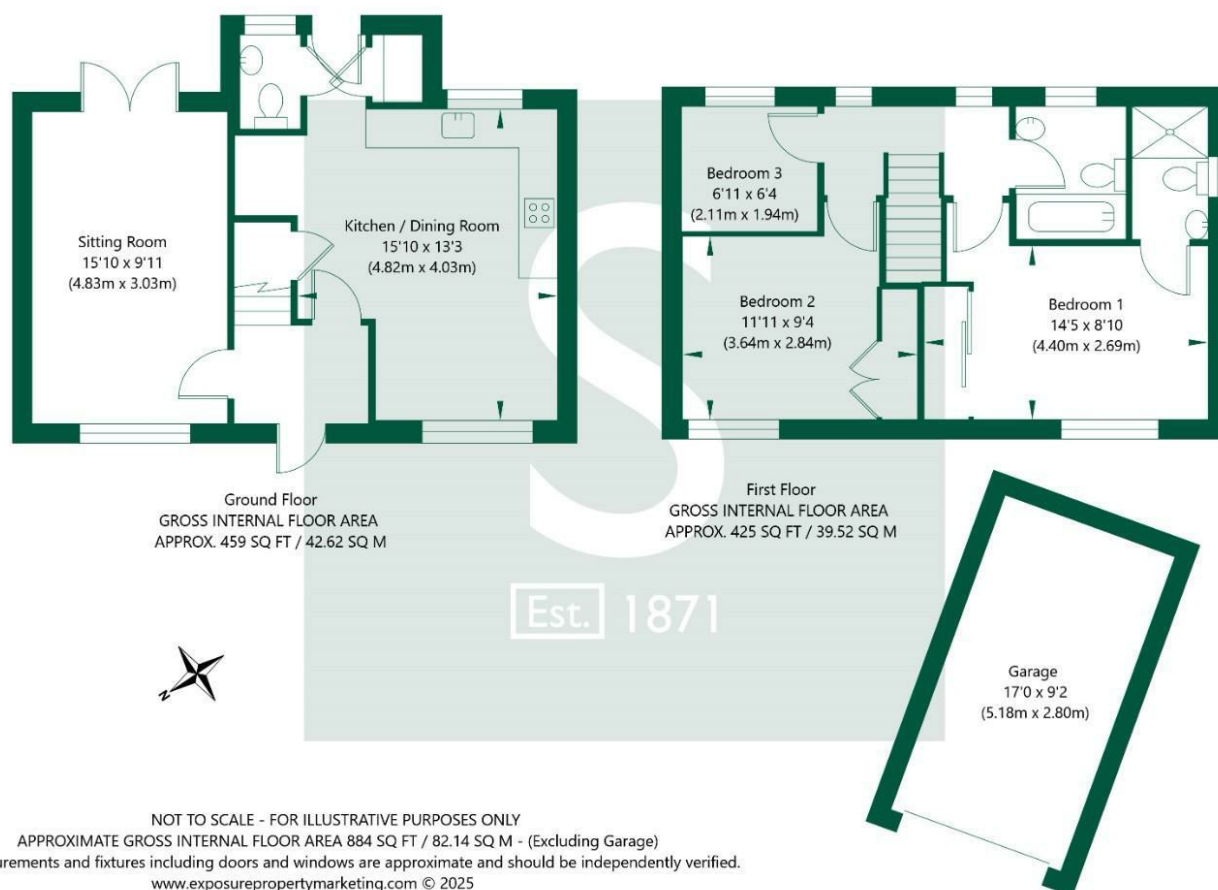
Current Planning Permission: No current valid planning permissions



Viewings: Strictly via the selling agent – Stephenson's Estate Agents – 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.

Riverside Avenue, Barlby, Selby, YO8 5NA



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