



RM
English



Church Farm, Goodmanham, York, YO43 3JD

- No Onward Chain • A family home with a huge amount of potential • Large kitchen with a separate utility room • Three substantial reception rooms and a ground floor w/c • Four double bedrooms and a single • Family bathroom and a separate shower room • Large rear garden that needs to be fenced off by the purchaser • 16 solar panels • Barn available by separate negotiation • EPC = E

Guide Price £450,000

If you are looking for a project, like the idea of living in a desirable village that benefits from a highly regarded public house and café, then look no further as Church Farm provides just that. The property requires complete refurbishment but provides a rare and exciting opportunity for anyone that is looking to create a truly stunning family home. The property benefits from a large rear garden that will need to be fenced off by the purchaser. A derelict barn can be found towards the bottom of the garden on the right-hand side which is available by separate negotiation. The property has been fitted with 16 solar panels and is offered to the market with No Onward Chain.

The purchaser of the property will have an access over the drive at the side, the ownership of which will be retained by the current vendor. A parking area can be found directly behind the rear wall of the property where the current patio seating area is. There is scope to create a horseshoe drive around the rear of the property from the access on the right through the garden to the mature hedge at the front.

On entering, you find yourself in the kitchen which has been fitted with a variety of storage cupboards, two worktops, one of which incorporates a stainless steel sink with drainer, an oil fired Aga and space for white goods. There is a separate utility room with a worktop, sink, storage and space for white goods. There are three large reception rooms, two of which are separated by sliding doors. There is a good sized understairs storage cupboard with coat hooks and shelving. A w/c with hand basin completes the ground floor.

To the first floor there are four large double bedrooms and a single which is currently being used as an office. There is a modern shower room with a walk in double shower, low level w/c and a chrome heated towel rail. Immediately adjacent is a bathroom with a bath, pedestal hand basin and electric towel rail.

Externally there is a courtyard to one side that is almost fully enclosed by a brick wall. There is a patio seating area and a large garden that is mainly laid to lawn with a mature hedge to one side. The property has a huge amount of potential, so a viewing highly recommended to fully appreciate everything that it has to offer.





BARN AVAILABLE BY SEPARATE NEGOTIATION



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Oil fired central heating. Solar panels.



Address:
Reference: 1666



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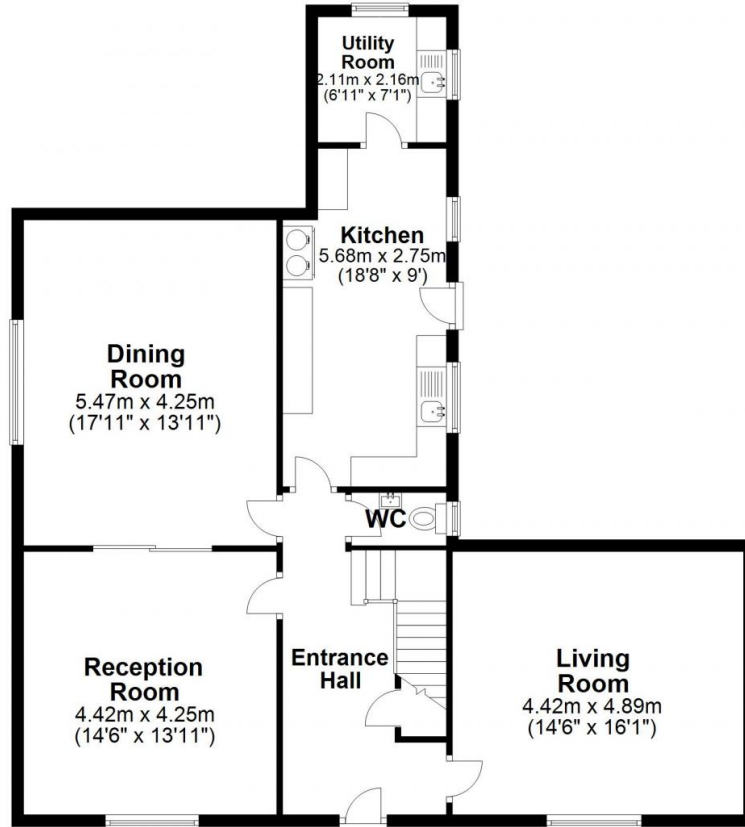


Offices in York, Pocklington and Market Weighton

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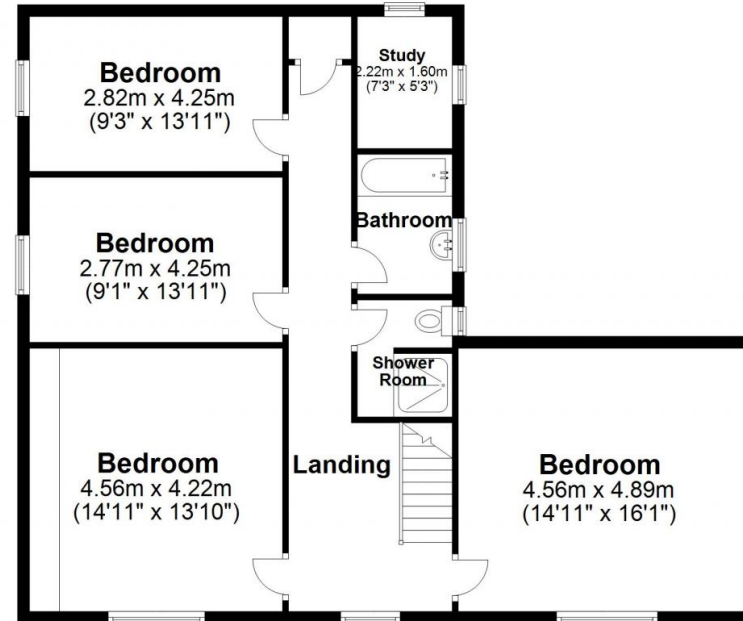
Ground Floor

Approx. 100.4 sq. metres (1080.2 sq. feet)



First Floor

Approx. 93.0 sq. metres (1001.1 sq. feet)



Total area: approx. 193.4 sq. metres (2081.3 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

Disclaimer

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