



Keldspring Lane, Barmby Moor, York, North Yorkshire, YO42 4HW

- A deceptively spacious 5/6 bedroom detached family home • Circa 2900 sqft of accommodation with the garage • Open views to the front and rear • Open plan kitchen/diner with a range of appliances. Separate utility room and w/c • A good sized living room with an impressive gas fire. Separate formal dining room • Five double bedrooms two of which benefit from an en-suite. There is also a separate family bathroom • Substantial 2nd floor that could be used for a variety of different purposes • Fully enclosed rear garden • Single integrated garage and further parking on the drive for a number of cars • EPC = C

Guide Price £585,000

If you are looking to upsize and like the idea of a village location, then look no further as this deceptively spacious family home could be the perfect purchase for you. The property benefits from views over open countryside to the front and a field with woodland to the rear, a rare commodity for most houses these days. The internal accommodation is versatile as it is set out over three floors, so if you need to work from home or have a teenager that would like the top floor to themselves then you will not be disappointed.

Entering the property you find yourself in a spacious and light entrance porch, ideal for the storage of coats and shoes. A single door opens into the hallway which leads to the kitchen/diner. There is a door to the right hand side of the hallway that opens to the substantial living room with a feature gas fire with exposed brick surround at its centre, the perfect addition for the colder winter months. A set of timber double doors at the rear of the living room provide one of two access points to the formal dining/second reception room. Within this room there is a window which provides views over the rear garden.

Moving through into the kitchen/diner you will see that the two areas are separated by a lovely exposed brick arch. The current vendors have a good sized table and chairs in one half but it could be used as an informal seating area if so desired. There is another set of doors which again open to the garden. The kitchen itself is modern with a U shaped worktop that incorporates a stainless sink with drainer and a four ring gas hob. There is a double oven and a undercounter fridge. In addition there are a number of storage cupboards including a double pantry unit and space for a dishwasher. Off the kitchen is a utility room with a second worktop, space for further white goods and a cloakroom. A single door opens to the integral garage with an electric up and over door.

To the first floor there are five double bedrooms, one benefits from an ensuite bathroom whilst another has an ensuite shower room. There is a large family bathroom comprising of a walk in double shower, corner bath, w/c and hand basin. Adjacent to the master bedroom on the landing you will find a door that opens to the balcony where you can sit and enjoy the views in the summer months, a lovely feature. Moving to the second floor you will see a full width room with three Velux roof lights and windows at either end which allows natural light to enter. This room could be used as another bedroom, games room, home office or cinema room depending on individual requirements.

Externally the rear garden is fully enclosed by a timber fence with lawn at its centre and shrubs to its borders. This garden is a nice size and is extremely secure, an important factor if you have young children or pets. There is a patio seating area at one end of the garden and a covered timber seat at the other. To the front the driveway is gated and provides parking for at least three cars. There is also the integral garage if further parking is required.

Location

The village of Barmby Moor lies approximately 1½ miles west of the market town of Pocklington and all its facilities, and approximately 12 miles east of York. The village has a number of amenities including shop, Post office, churches, highly regarded primary school, public house and good recreational facilities. There is a frequent bus service into York and Hull. Barmby Moor has a big community spirit and hosts various activities within the village. It is ideally placed to enjoy rural living yet has the advantage of having good access to major road and rail links.

Directions

From our office in Pocklington turn right at the mini roundabout and proceed until you see the BP petrol station. Turn left onto Barmby Road, and proceed out of Pocklington. As you reach Barmby Moor, take the first right onto Keldspring Lane. You will see the property on your right hand side only a short distance down the road.





OPEN VIEWS TO THE FRONT AND REAR



R M English Ltd, 18 Castlegate, York, YO1 9RP Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		74	78

Environmental Impact (CO ₂) Ra		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			
		0	0

Viewing strictly by appointment

Tenure Freehold

Council Tax Band G

Local Authority East Riding of Yorkshire Council

Services All mains services



Address: Keldspring Lane, Barmby Moor, York, North Yorkshire, YO42 4hw
Reference: 1098



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Total area: approx. 270.7 sq. metres (2913.6 sq. feet)

All floor area and measurements are provided for information purposes only. There should not be relied on for legal or estate planning purposes.

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