



York Road, Barmby Moor, York, YO42 4HT

• No Onward Chain • A beautifully presented modern family home • Workshop/garage and stables • Substantial gardens • Open plan kitchen/diner • Living room with an electric fire • Three double bedrooms and a single • Family bathroom • Located perfectly for access to Pocklington and York • EPC = F

Guide Price £350,000

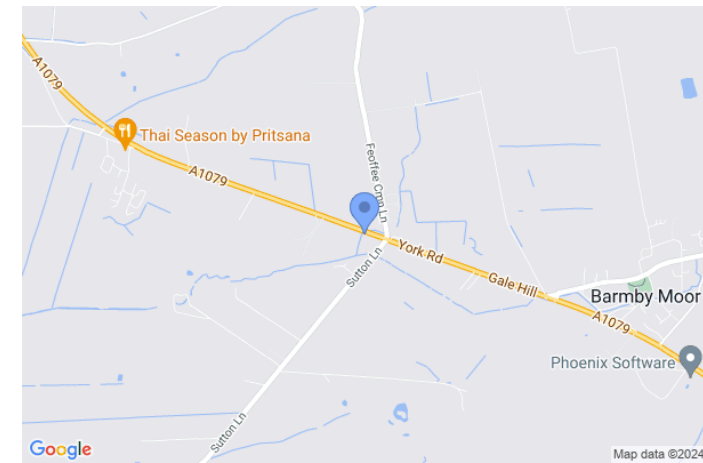
If you are looking for a property with a stylish interior, an abundance of outside space and outbuildings, then look no further this lovely property provides just that. The property is ideally located for quick access to both York and Pocklington, a feature that will surely appeal if you commute for work. Houses of this nature rarely come to the market so an early viewing is highly recommended to avoid disappointment. The property is offered to the market with No Onward Chain.

On entering you will see stairs rising to the first floor, a corridor that leads to a bathroom and a side entrance, whilst a set of timber doors on the left provide access to the living room. The bathroom comprises bath with shower attachment, pedestal hand basin, low level w/c and a bidet. The living room is extremely spacious with a lovely bay window to the front that allows natural light to enter. At the centre of the room you will find an electric fire with a stone hearth and surround, the perfect addition especially in the colder winter months.

The kitchen/diner is at the rear of the property and has been fitted with a U shaped solid wood worktop that incorporates a double Belfast sink. There is an impressive range cooker with a five ring halogen hob over and a fridge/freezer. There is space below the worktop for various white goods. If you require storage then you will not be disappointed with what is on offer. There is space in front of the French doors for a good sized dining table and chairs.

To the first floor there are three large double bedrooms and a single. The single bedroom used to be a shower room and could easily be converted back as all the plumbing is still in situ.

Externally you will see that there is an abundance of off street parking to the front, side and rear. The driveway has been gravelled and leads down to the workshop and stables. There is a block paved patio area at the rear of the house which leads to a fully fenced lawn, perfect for young children or pets. The workshop has previously been used for car storage but could be used for a variety of different purposes depending on individual requirements. The block-built stables are the most recent addition but if you do not have horses or livestock then they could just be used for storage.

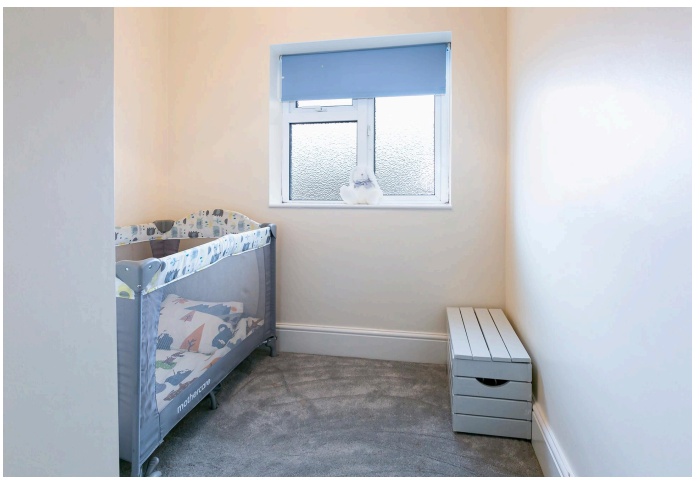




A LOVELY FAMILY HOME WITH A LARGE GARDEN AND OUTBUILDINGS



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		49
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 C

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. LPG central heating.



Address: York Road, Barmby Moor, York, YO42 4HT
Reference: 1840

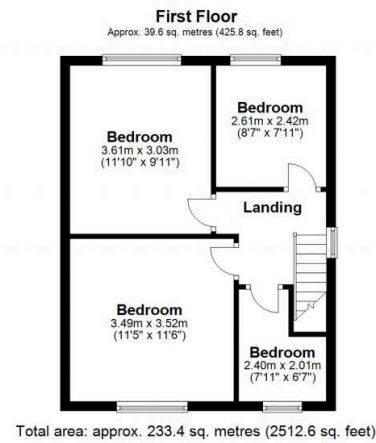
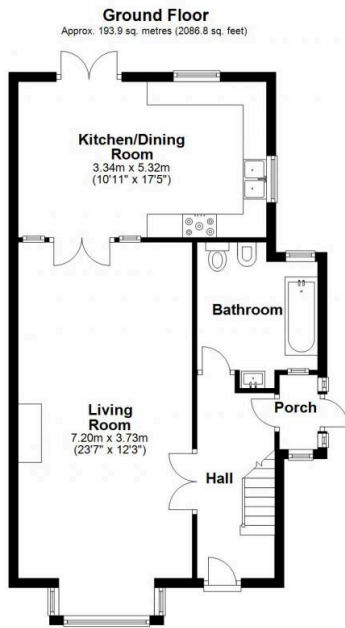


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The total SqP1 shown can include Garages & Outbuildings.
Plan produced using PlanUp.

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