

HORNSEYS

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£275,000

2 Manor Farm Court, Huggate, York, YO42 1TQ

*** BARN CONVERSION WITH OPEN COUNTRYSIDE VIEWS TO REAR ***NO ONWARD CHAIN

Welcome to Manor Farm Court in the desirable and picturesque village of Huggate.

This delightful mid-terrace house offers a perfect blend of character and modern living. As you step inside, you are greeted by a spacious reception room with multi-fuel log burner and wooden beam mantle, a modern bright kitchen with French doors offering views over open fields, a utility room, and a shower room.

With three cosy bedrooms upstairs and a modern family bathroom there's plenty of space to unwind and make this house a home. Spanning approximately 1,313 sq ft, this property provides ample room for your lifestyle needs. Outside there are low maintenance gardens, the rear offering stunning views over open fields, a garage, and two allocated parking spaces.

Located in the heart of Huggate, you'll enjoy the tranquillity of village life while still being within easy reach of local amenities. The sense of community here is truly special, making it a wonderful place to put down roots and call home.

Bedrooms

3

Bathrooms

2

Receptions

1



HUGGATE

Nestling in the beautiful wolds countryside approximately seven miles from the busy market town of Pocklington is the picturesque village of Huggate, the subject of several of David Hockneys paintings. St Marys Church with its splendid 14th century tower and spire overlooks the village, its lovely duck pond and the village green which is home to one of the deepest wells in England. Being close to the Wolds Way the area is very popular with walkers as is the Wolds Inn a welcoming pub, B&B and award winning restaurant.

ACCOMMODATION

ENTRANCE HALL

Front entrance door with glazed panel, radiator.

SHOWER ROOM

2.31m x 1.95m (7'6" x 6'4")



White modern suite with low flush W/C, wash basin set in vanity unit, shower cubicle with plumbed shower, heated ladder towel rail, tiled flooring.

LIVING ROOM

5.53m x 5.05m (18'1" x 16'6")



Multi-fuel log burner set on a tiled hearth with brick surround and wood beam mantle over, French doors leading to the rear garden, television point, telephone point, two radiators.

KITCHEN

4.14m x 3.93m (13'6" x 12'10")



Cream fitted kitchen with wood effect work surface over, ceramic sink and drainer with mixer tap over, tiled flooring, French doors to rear garden, radiator, loft access point.

UTILITY ROOM

3.17m x 2.29m (10'4" x 7'6")

Cream fitted kitchen units with wood effect work surface over, plumbing for washing machine and dishwasher, heated ladder towel rail, tiled flooring, storage cupboard housing electric heating boiler.

FIRST FLOOR

LANDING

Velux window, loft access point, storage cupboard housing hot water cylinder, radiator.

BEDROOM 1

5.06m x 2.67m into eaves (16'7" x 8'9" into eaves)



Range of white fitted bedroom furniture, Velux window, radiator.

BEDROOM 2

3.34m x 3.00m into eaves (10'11" x 9'10" into eaves)



Range of fitted bedroom furniture, Velux window, radiator.

BEDROOM 3

3.88m x 2.66m into eaves (12'8" x 8'8" into eaves)

Velux window, radiator.

BATHROOM

2.33m x 2.30m (7'7" x 7'6")



Modern white suite with P shaped bath, plumbed shower over and fitted shower screen, pedestal wash basin and mixer tap, low flush W/C, wood effect flooring, heated ladder towel rail, wall mounted electric radiator, extractor fan, Velux window.

OUTSIDE

GARAGE

Two allocated parking spaces and garage with up-and-over door.

GARDENS

FRONT GARDEN



Mainly laid to low maintenance stone chippings with flower and shrub borders, concrete pathway leading to the front door.

REAR GARDEN



Laid to low maintenance stone chippings with flower and shrub borders.

VIEWS



To rear of the property are stunning views over open fields.

SERVICES

Mains water, electricity and drainage are connected to the

property.
Electric central heating.

COUNCIL TAX

Council Tax Band C.

TENURE

The property is freehold.

POSSESSION

Vacant possession on completion.

VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

IDENTIFICATION

Before we are able to act for a vendor/purchaser we are required by The Money Laundering Regulations 2017 to demonstrate that we know the customers with whom we are dealing. Estate Agents are legally required to obtain a Proof of Identification and a Proof of Address for everyone selling or buying a property.

AGENTS NOTE

All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

DISCLAIMER

Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			81
(81-81) B		67	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

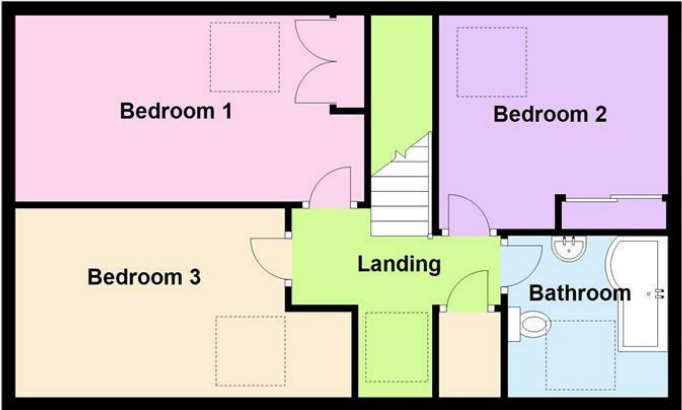
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floor plan

Ground Floor



First Floor



Total area: approx. 122.3 sq. metres (1316.5 sq. feet)