



Brookside Close, Barmby Moor, York, YO42 4DL

- NO ONWARD CHAIN
- DRIVEWAY
- COUNCIL TAX BAND C
- SOUGHT AFTER VILLAGE LOCATION
- CORNER PLOT
- EPC RATING D

£250,000



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DESCRIPTION

A two bedroom, detached bungalow in the picturesque village of Barmby Moor, approximately one and a half miles west of Pocklington.

Upon entering the property you have an entrance hall giving access to all other rooms and leading to an external door at the rear of the property.

The kitchen features a range of base and wall units with space and plumbing for free standing appliances. There is a spacious living room with a feature fireplace creating a focal point to the room, windows to dual aspects fill the room with natural light.

The main of the two bedrooms has a generous amount of fitted furniture and windows to two aspects, the internal accommodation is completed by the bathroom with sink, W.C and bath with shower over.

Externally the property offers off street parking, attractive planted borders to the front and a courtyard garden to the rear with more planted borders. There is a garage with up and over door to the front and further access to the rear.

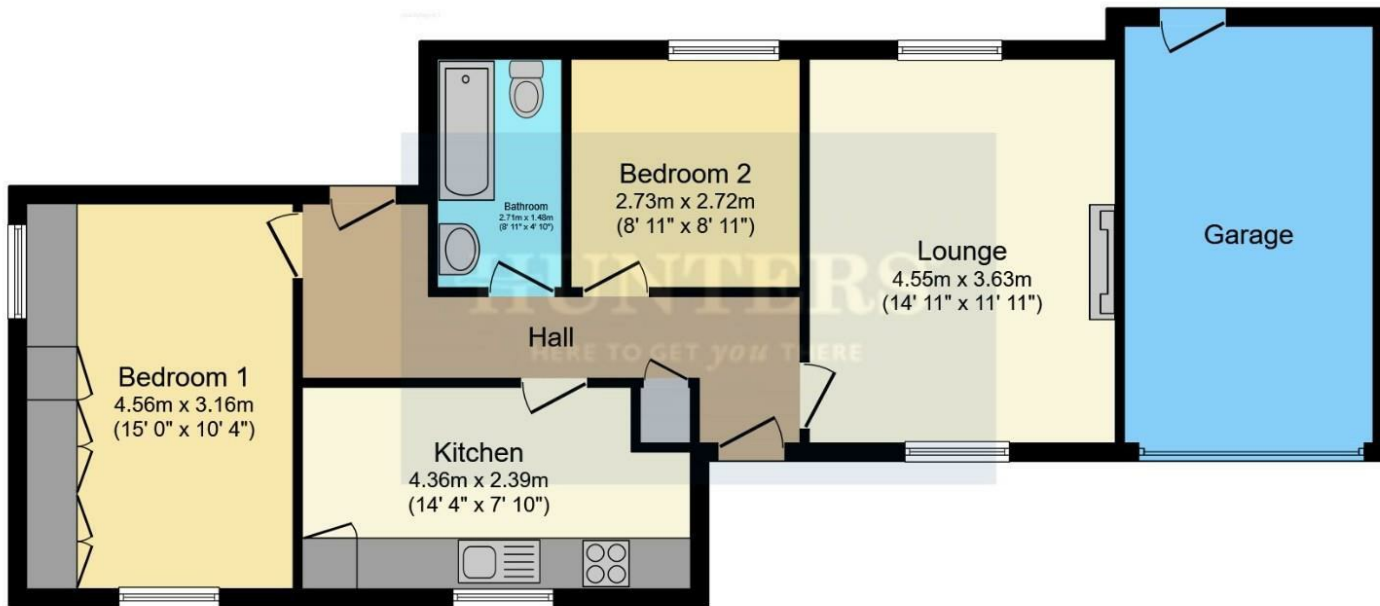
Barmby Moor is a popular village with a well regarded school as well as a local Pub, post office, church, village hall, and village green. Pocklington offers a wealth of amenities locally, York city centre is approximately 11 miles away and there is a frequent daily bus service to York and Hull. Close to the East Coast and to David Hockney's Yorkshire Wolds. An ideal home or rural escape.

Offered for sale with no onward chain, this property offers the opportunity for somebody to put their own stamp on it and create their ideal home.

Viewing is highly recommended to truly appreciate all it has to offer.







Total floor area 78.9 m² (849 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

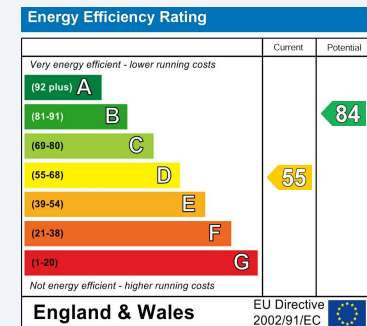
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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