



Malt Kiln Farmhouse

Main Street, West Haddlesey, Nr Selby, YO8 8QA

Asking Price of £350,000

Property Features

- Spacious Detached House in sought after Village
- 22' Lounge, 22' Dining Kitchen, Study & Utility
- 5 Bedrooms, Bathroom & Shower Room
- New UPVC DG & Gardens with ample Parking
- Ideally placed for York, Leeds, Hull & M62

Full Description

SITUATION

The property is best approached from Selby by taking the A19 towards Doncaster. Pass through the Villages of Brayton and Burn, and on reaching the crossroads at Chapel Haddlesey turn right towards West Haddlesey. On entering West Haddlesey along Main Street proceed towards the far end of the Village where Malt Kiln Farmhouse will be found on the right handside clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of a spacious Detached House being situated in the sought after rural Village of West Haddlesey which is ideally placed for commuting to the Cities of York, Leeds and Hull, and is within 5 miles of J34 of the M62 motorway, which allows easy access to other leading Business Centres. The accommodation which is in need of modernisation presently comprises:

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE LOBBY

Archway opening into:

HALLWAY

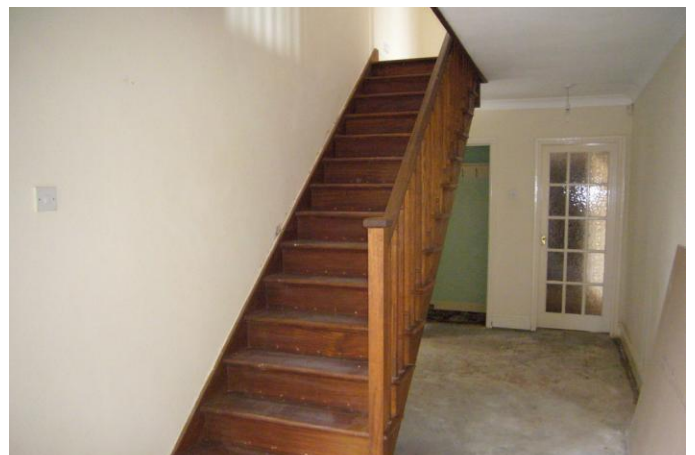
Cloaks cupboard, radiator, door to side garden and mahogany spindled staircase to the first floor.

LOUNGE 22' 0" x 16' 3" (6.71m x 4.95m)

Yorkstone fireplace, radiator and patio doors to the front garden.

DINING KITCHEN 22' 3" x 11' 9" (6.78m x 3.58m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Built in oven and hob. Radiator, part ceramic tiled walls and beamed ceiling.



STUDY 9' 9" x 7' 9" (2.97m x 2.36m)

Radiator.

UTILITY ROOM 11' 6" x 7' 9" (3.51m x 2.36m)

Sink unit, plumbing for auto washer, radiator and part ceramic tiled walls.

SHOWER ROOM

White suite comprising shower, pedestal washbasin, and low flush WC. Radiator and ceramic tiled walls.

STORE ROOM 6' 9" x 4' 0" (2.06m x 1.22m)



FIRST FLOOR

LANDING

This is approached via the mahogany spindled staircase from the Hallway and opening from the Landing which has an airing cupboard housing cylinder are:

FRONT BEDROOM 12' 6" x 10' 0" (3.81m x 3.05m)

Radiator.

SIDE BEDROOM 12' 0" x 9' 9" (3.66m x 2.97m)

Radiator.

SIDE BEDROOM 11' 3" x 9' 9" (3.43m x 2.97m)

Radiator.

SIDE BEDROOM 9' 3" x 9' 0" (2.82m x 2.74m)

Built in cupboard and radiator.

REAR BEDROOM 11' 3" x 9' 9" (3.43m x 2.97m)

Radiator.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Radiator and part ceramic tiled walls.



CLOAKROOM

Coloured suite comprising low flush WC and pedestal washbasin. Part ceramic tiled walls.

TO THE OUTSIDE

Off Street **PARKING** to side having access from Main Street via the shared driveway.

The property has gardens to front, side and rear.



SERVICES

It is understood that mains drainage, mains water and electricity are laid to the property. The property has new UPVC framed double glazed sealed units throughout.

None of the services or associated appliances have been checked or tested.

COUNCIL TAX

It is understood that the property is in Council Tax Band F, which is payable to the Selby District Council.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements