



Trinity House

2 GAMBREL FOLD, BARMBY ON THE MARSH, DN14 7ZF

David Leake
The **Selby & Goole** Property Expert





Trinity House is an executive style, modern detached house located in a rural village location on a select development of only three properties, with excellent nearby transport links.

Property at a glance

Modern Detached House

Four Double Bedrooms

Underfloor heating to ground floor

Dressing Room & Full En Suite Bathroom

Spacious Living Kitchen

Bi Fold Doors Into Garden

Double Garage & Store Room

2 Large Reception Rooms

Lounge With Log Burner

Sash Windows Throughout

Substantial Gardens

EPC- B Council Tax Band- F

Freehold





Substantial, high quality detached house located on a select development of just three properties in the popular rural village of Barmby On The Marsh.

The property boasts extensive gardens, double garage with additional store room, driveway and boasts high quality Sash windows.

The accommodation briefly comprises to the ground floor: Inviting entrance hallway with staircase rising to first floor, doors off to two reception rooms, lounge having woodburning stove, and substantial, fully equipped living kitchen with bi-fold doors into rear garden, door off into utility room and cloaks. The ground floor benefits from underfloor heating.

To the first floor, the landing leads off to four double bedrooms, master with walk in dressing room and ensuite bathroom with walk-in shower and freestanding bath, and well appointed family bathroom.

Viewing is very strongly recommended and the sellers may consider a part exchange downwards.



The Seller's View

We moved to Barmby on the Marsh as the rurality appealed to us with its many walks and close proximity to the river Derwent and major access routes. The location of the property was a huge draw being a development of only three houses.

The house, garage and gardens are finished to a standard we were looking for and provide spacious and comfortable living.

The village has a pub/restaurant which was another tick in the box.



Directions

SatNav: DN14 7ZF

what3words: soups.behave.blesses

Services

Main water, gas and electric

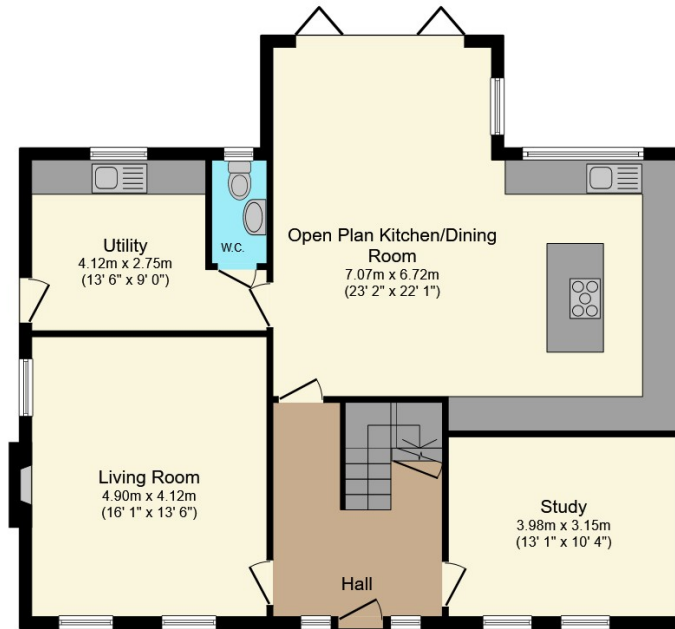
Tenure

Freehold

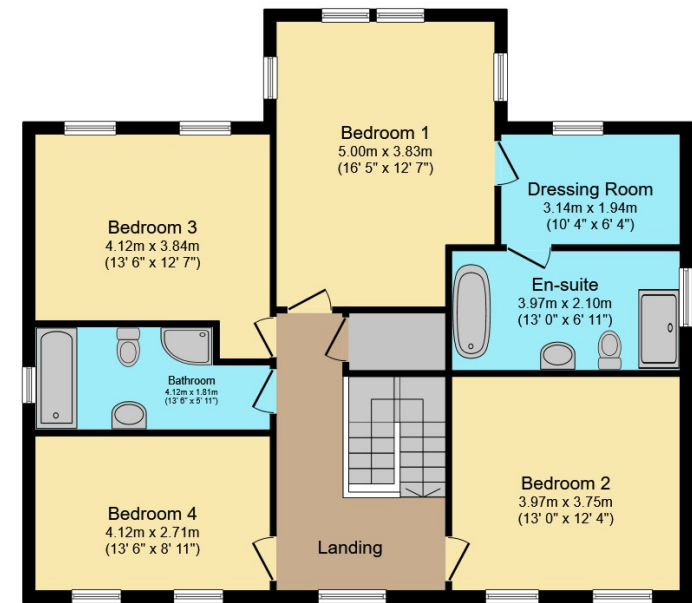
Council Tax band - F

Viewing Arrangements

Viewing strictly by appointment with sole agent
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Ground Floor



First Floor

Total floor area 195.5 m² (2,104 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

Amenties/Distances

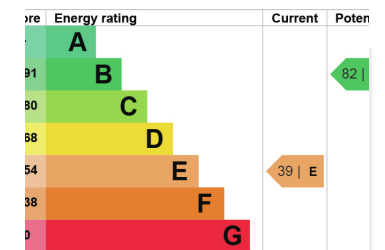
Howden Railway Station 5.4 miles

Goole Railway Station 6.3 miles

Junction 36 M62 7.1 miles

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the Area

Barmby On The Marsh

Barmby on the Marsh is a village and civil parish in the East Riding of Yorkshire. It is situated approximately 4 miles (6.4 km) west of the market town of Howden. It lies at the end of a long no through road on the east bank of the River Ouse near its confluence with the River Derwent and the site of Barmby on the Marsh flood defense. The village has a population of approximately 400. Its local amenities include a thriving local primary school, a busy village restaurant and Garlthorpes institute hall where regular local events are held. Between 1885 and 1955 Barmby on the Marsh had its own railway station on the Hull and Barnsley line but this has long gone.



Howden

The historic market town of Howden is situated in the East Riding of Yorkshire, and lies around 17 miles (27 km) to the south-east of the city of York. Howden's characterful cobbled streets are lined with handsome Georgian buildings, and the impressive medieval church of Howden Minster. The town is full of charm and character, with Georgian and Victorian houses and narrow lanes and hidden alleyways close to historic Market Place. There is a varied choice of shops and restaurants in the Market Place and Bridge Gate, together with many cafes, pubs and bars.



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“Dealt with David on many occasions over the years. Been a pleasure. Always found him genuine, honest and easy to deal with. Which is refreshing and hard to come by in the property game. Very helpful and a great local knowledge too. Would definitely use again and also highly recommend”

Michael H



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