



Fuschia Cottage, Chapel Street,
Barmby Moor, YO42 4EN
£337,500



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

This charming and pretty semi detached cottage is situated in the well regarded village of Barmby Moor offering a delightful good sized rear garden. From the moment you capture the first glimpse of Fuschia Cottage, you will be intrigued to find what lies within. Take a step inside to find entrance hall with tiled flooring, the sitting room is to the front of the house, an intimate space, a room in which to curl up on the sofa of an evening and enjoy watching the television whilst unwinding from the day. The dining room is a wonderful space ideal for entertaining and family gatherings, opening to the fitted kitchen which offers fitted units. There is a handy utility space off the dining room having plumbing for the washing machine and dishwasher.

The conservatory is fantastic addition an ideal space to sit and relax. On the first floor are three bedrooms, there is a handy pull down loft ladder leading to a good sized loft space, subject to the necessary planning permissions this is ripe to be converted into a further room, the house bathroom offers a separate bath and shower.

The gardens are such a delight, patio seating area, lawned gardens backing onto the village stream. Offered with the convenience of no onward chain. Properties of this type seldom come onto the market, we urge you view.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band C.



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ENTRANCE HALL

0.98m x 4.28m (3'2" x 14'0")

Entered via front timber entrance door, tiled flooring and radiator.

SITTING ROOM

4.12m x 4.20m (13'6" x 13'9")

A lovely cosy room having Log burner in brick surround, beams, wooden flooring, radiator and sliding sash sealed unit window to the front elevation.

DINING KITCHEN

5.79m x 3.68m (18'11" x 12'0")

Fitted wall cupboards, working surfaces, circular sink unit, glazed display unit, built in oven, tiled flooring and double glazed window to side elevation, the dining area has exposed beams, stairs to the first floor accommodation, radiator, opening to;

UTILITY

1.48m x 2.17m (4'10" x 7'1")

Having double glazed window to the rear elevation, plumbing for washing machine and dishwasher.

CONSERVATORY

2.94m x 3.78m (9'7" x 12'4")

Timber framed sealed unit windows, tiled flooring, radiator and double doors leading to the rear garden.

LANDING

Access to the loft space.

BEDROOM ONE

3.36m x 4.23m (11'0" x 13'10")

Fitted wardrobes, mock beams, radiator and sealed unit window to the front elevation.

BEDROOM TWO

1.99m x 2.82m (6'6" x 9'3")

Laminate flooring, radiator and double glazed window to the side elevation.

BEDROOM THREE

1.83m x 2.22m (6'0" x 7'3")

Laminate flooring, radiator, access to the loft and sealed unit window to the front elevation.

FAMILY BATHROOM

1.55m x 3.62m (5'1" x 11'10")

Fitted suite comprising bath, separate shower cubicle, low level WC, hand basin, laminate flooring and double glazed window to rear elevation.

LOFT SPACE

3.43m x 5.15m (11'3" x 16'10")

Pull down loft ladder, power and light, double radiator and exposed brick wall (Potential to convert this into an additional bedroom subject to relevant Building Regulations/Planning.)

OUTSIDE

Fuchsia Cottage stands proudly along Chapel Street. Wonderful sized garden laid to lawn with a variety of shrubs and borders, patio seating area, backing onto the village stream.

There is boiler house housing the gas central heating boiler and further brick built outhouse.

ADDITIONAL INFORMATION**SERVICES**

Mains gas, electricity and drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the above appliances have been tested by the Agent.

COUNCIL TAX BAND

East Riding of Yorkshire Council - Council Tax Band C.

