



Back Lane, Barmby Moor, York, YO42 4EP

• No Onward Chain • A beautifully presented home in a highly desirable location • Open plan kitchen/diner and a separate utility area • Living room with an open cast iron fireplace • Snug with a log burner • Cloakroom with w/c & hand basin • Two bedrooms both with built in Sharps wardrobes • Four piece family bathroom • Fully enclosed rear garden with a garden shed, patio & lawn • EPC = D

Guide Price £365,000

If you are looking for a change of lifestyle, like the idea of owning a property that oozes an abundance of character and charm, then look no further, as this delightful cottage could be exactly what you have been waiting for. The property is located in the highly desirable village of Barmby Moor, only a mile from the market town of Pocklington and eleven miles from the City of York. The vendors had a new roof fitted in 2019 upgrading the tiles to slate, an aesthetically pleasing addition. Houses within this village are in high demand so an early viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you will see stairs on the left rising to the first floor and a door immediately adjacent which opens to a cloakroom with built in shoe storage and a w/c.

Moving through into the stunning open plan kitchen/living/dining area it is hard not to be impressed by the quality and space on offer. The snug has a log burner at its centre with shelving to either side, the perfect addition especially in the colder winter months. The kitchen/diner has been fitted with underfloor heating, an island with a solid wood worktop, dishwasher, Belfast sink, a Rangemaster 90 with a five ring gas hob over, a fridge/freezer and various storage units. There is a utility room to one side which has a fitted worktop, shelves and space for a washing machine and dryer.

There is space for a substantial dining table with chairs beyond the kitchen, whilst two mechanical recessed light wells above allow natural light to flood the room. In addition, there is a set of timber French doors that open to the rear garden.

The living room has a cast iron open fire at the centre of room which is a lovely feature but requires a new flu before being used. There is solid oak flooring, an exposed timber beam and a window at the far end that allows natural light to enter.

To the first floor there are two double bedrooms, both of which have exposed timber beams and have been fitted with Sharpes wardrobes that come with a 10 year guarantee. The family bathroom has recently been upgraded and fitted with a freestanding bath, shower with a rainfall shower head, low level w/c and a hand basin with storage below. A good size storage cupboard on the landing completes the internal accommodation.

Externally there is lovely Indian stone patio seating area, two mature hedges to either side of the central lawn and a timber garden shed with power. The garden is extremely private and secure, perfect if you have young children or pets. To the front you will find a gravel path, box hedging, mature shrubs and trees. There is a barrow way to the side of the house.





A STUNNING COTTAGE LOCATED IN THE HIGHLY DESIRABLE VILLAGE OF BARMBY MOOR



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	79
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address:
Reference: 2360

Environmental Impact (CO ₂) Ra		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services All mains services



rmenglish.co.uk



Offices in **York, Pocklington and Market Weighton**

R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202

Approx. Gross Internal Floor Area 1197 sq. ft / 101.90 sq. m

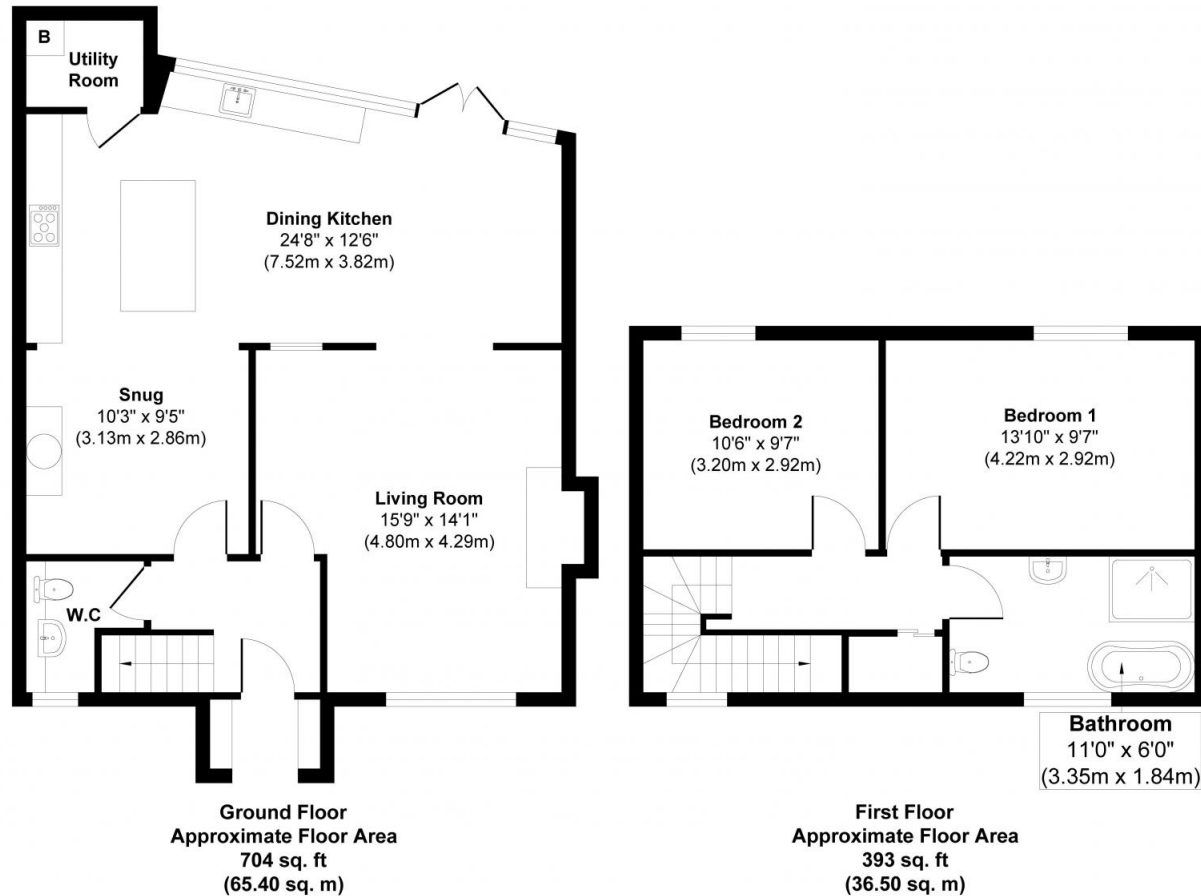


Illustration for identification purposes only, measurements approximate, not to scale.

Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.