

RM  
English

**Church Farm, Goodmanham, York, YO43 3JD**

- No Onward Chain • A family home with a huge amount of potential • Large kitchen with a separate utility room • Three substantial reception rooms and a ground floor w/c • Four double bedrooms and a single • Family bathroom and a separate shower room • Rear garden that needs to be fenced off by the purchaser • 16 solar panels • Attractive village location • EPC = E

## Guide Price £350,000

If you are looking for a project, like the idea of living in a desirable village that benefits from a highly regarded public house, then look no further as Church Farm provides just that. The property requires complete refurbishment but provides a rare and exciting opportunity for anyone that is looking to create a truly stunning family home. The property benefits from a large rear garden that will need to be fenced off by the purchaser. The property has been fitted with 16 solar panels and is offered to the market with No Onward Chain.

A parking area can be found directly behind the rear wall of the property where the current patio seating area is. There is scope to create a horseshoe drive around the rear of the property from the access on the right through the garden to the mature hedge at the front.

On entering, you find yourself in the kitchen which has been fitted with a variety of storage cupboards, two worktops, one of which incorporates a stainless steel sink with drainer, an oil fired Aga and space for white goods. There is a separate utility room with a worktop, sink, storage and space for white goods. There are three large reception rooms, two of which are separated by sliding doors. There is a good sized understairs storage cupboard with coat hooks and shelving. A w/c with hand basin completes the ground floor.

To the first floor there are four large double bedrooms and a single which is currently being used as an office. There is a modern shower room with a walk in double shower, low level w/c and a chrome heated towel rail. Immediately adjacent is a bathroom with a bath, pedestal hand basin and electric towel rail.

Externally there is a courtyard to one side that is almost fully enclosed by a brick wall. There is a patio seating area and a large garden that is mainly laid to lawn with a mature hedge to one side. The property has a huge amount of potential, so a viewing highly recommended to fully appreciate everything that it has to offer.

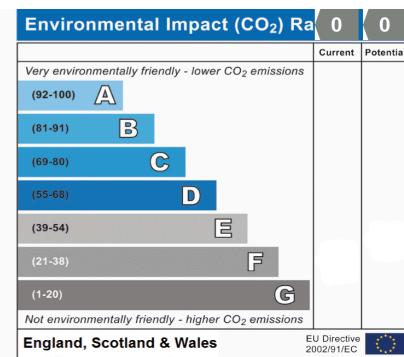
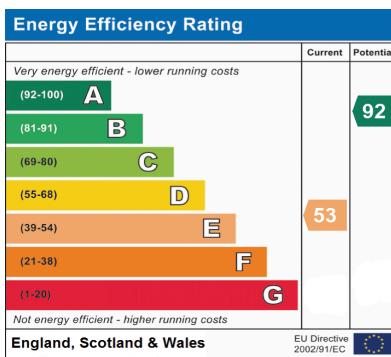
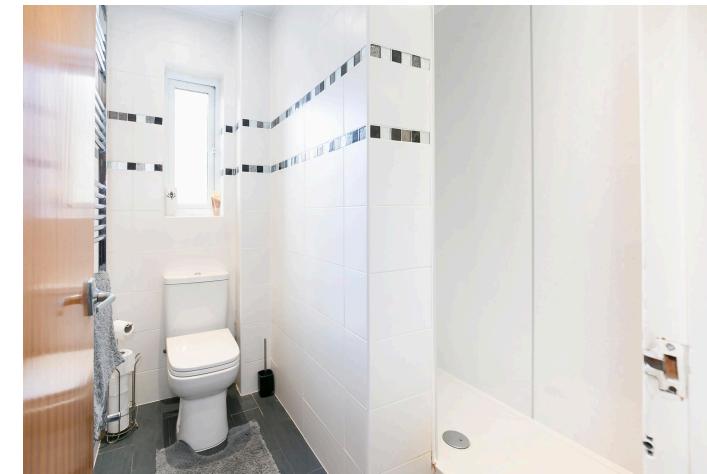




**A FANTASTIC OPPORTUNITY TO RENOVATE A WELL PROPORTIONED FARMHOUSE**



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



Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Oil fired central heating. Solar panels.



Address:  
Reference: 1666

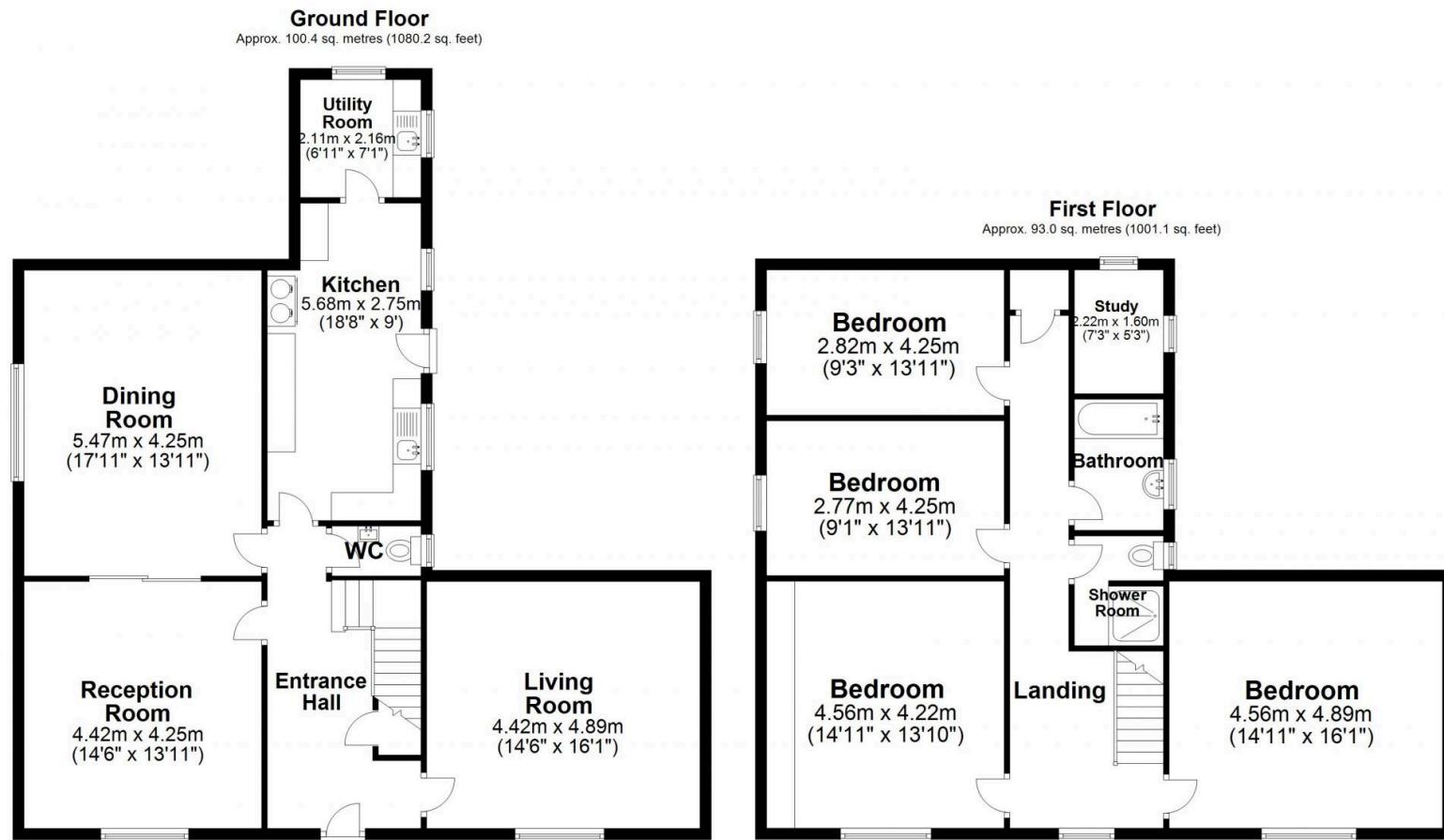
Offices in York, Pocklington and Market Weighton



rmenglish.co.uk



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



Total area: approx. 193.4 sq. metres (2081.3 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.  
Plan produced using PlanUp.

#### 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.