



Holborn Estate, Barmby Moor, York, YO42 4EG

- An attractive family home with a substantial rear garden • Views over open fields • Living room with a log burner & bay window • Kitchen/diner with a range of appliances • Separate boot room, utility & w/c • Three bedrooms, one with built in storage • Family shower room • Vegetable growing beds, fruit trees, greenhouse & timber shed • Garden room that could be used as a home office, gym, bar or studio • EPC = D

Guide Price £299,950

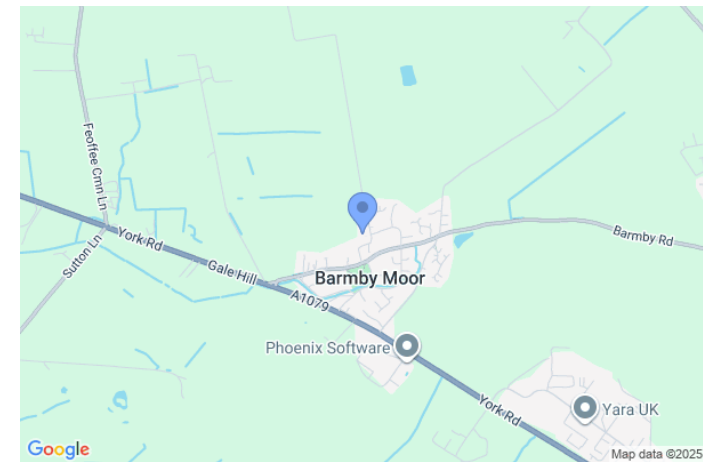
If you are looking for change of lifestyle, like the idea of being a part of a village with a strong community and want to be only a short distance from amenities, then look no further as this attractive three bedroom family home could be exactly what you have been waiting for. The current vendors have made numerous improvements over the years, including the conversion of the brick built store into a utility room, the installation of a new shower room and a full transformation of the garden from a standard lawn to a productive growing area and entertaining space. The property not only has the benefit of being located on the village green but also has stunning views over open fields at the rear, a rare commodity for so many houses today. It is not very often that houses in this particular area come to the market, so a viewing is a highly recommended to fully appreciate everything it has to offer.

On entering you find yourself in covered porch which is perfect for the storage of coats and shoes. Beyond you will see stairs rising to the first floor, a door on the right that opens into the living room and a door at end of the hallway that gives access to the kitchen. The living room is a nice size with a large bay window to the front of the room that allows natural light to enter. There is a log burner at the centre with a stone hearth and timber mantle, the perfect addition especially in the colder winter months.

The kitchen has been fitted with a solid U shaped wood worktop, a ceramic sink with drainer, dishwasher, range cooker with four ring gas hob over and numerous storage units. There is space to one side for an American style fridge/freezer, whilst the area in front of the French doors can accommodate a good sized dining table and chairs. The boot room has been fitted with bespoke built timber dog kennels and storage, whilst there is space for multiple white goods in the utility area which is located immediately adjacent to the w/c. In addition, there is a door that opens to the rear garden.

To the first floor there are three good size bedrooms, one of which has built in wardrobes. There is a family shower room comprising walk in double shower with rainfall shower head, hand basin with storage below and a low level w/c.

Externally you will see that the gardens, in particular the rear garden is substantial in size. The majority of the garden is laid to lawn with a good-sized patio to one side. There are two large raised beds for growing vegetables, various fruit trees, a greenhouse and a timber garden shed. In the back corner you will find the garden room which has been used for a variety of purposes including a home office, bar, gym and studio. The garden is fully enclosed, so if you have young children or pets then this will surely appeal.





AN ATTRACTIVE THREE BEDROOM FAMILY HOME WITH A SUBSTANTIAL REAR GARDEN



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		
		80
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address:
Reference: 2092

Environmental Impact (CO ₂) Rating		
	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 B

Local Authority East Riding of Yorkshire Council

Services All mains services



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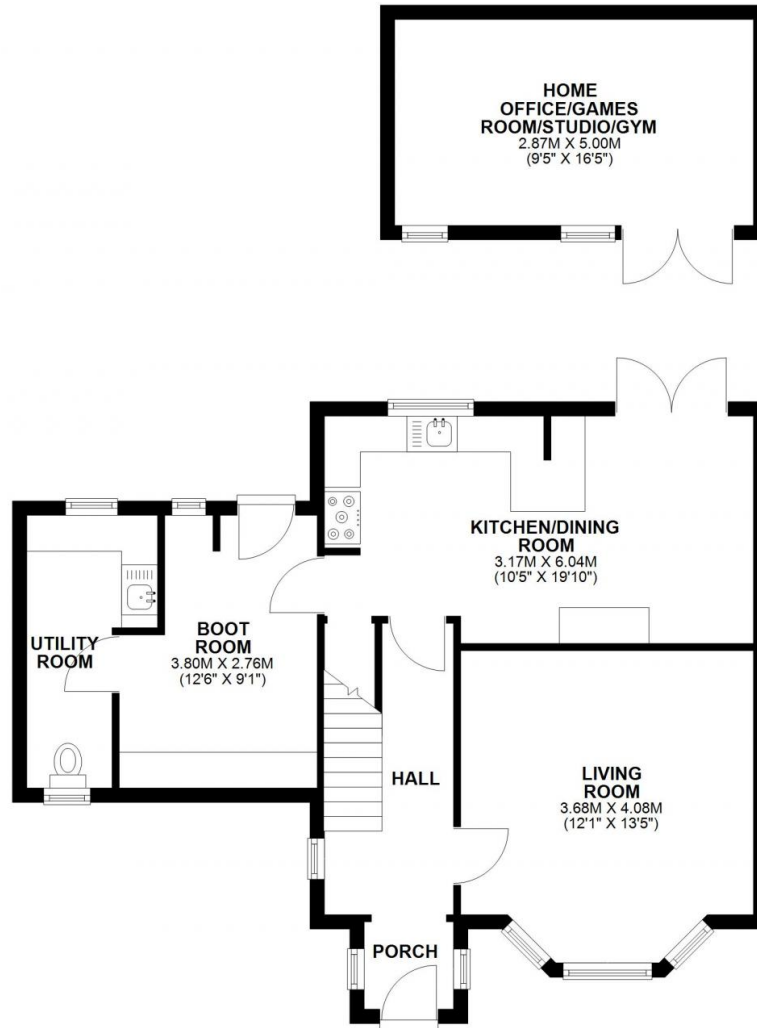


Offices in **York, Pocklington and Market Weighton**

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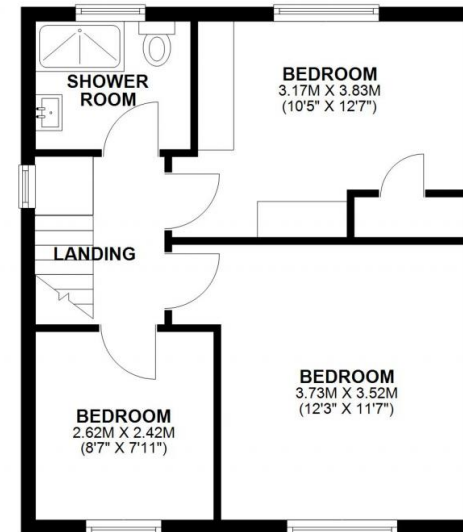
GROUND FLOOR

APPROX. 74.7 SQ. METRES (804.4 SQ. FEET)



FIRST FLOOR

APPROX. 41.4 SQ. METRES (445.5 SQ. FEET)



TOTAL AREA: APPROX. 116.1 SQ. METRES (1250.0 SQ. FEET)

5 HOLBORN ESTATE

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