



## York House North Street Barmby-On-The-Marsh DN14 7HL

£475,000

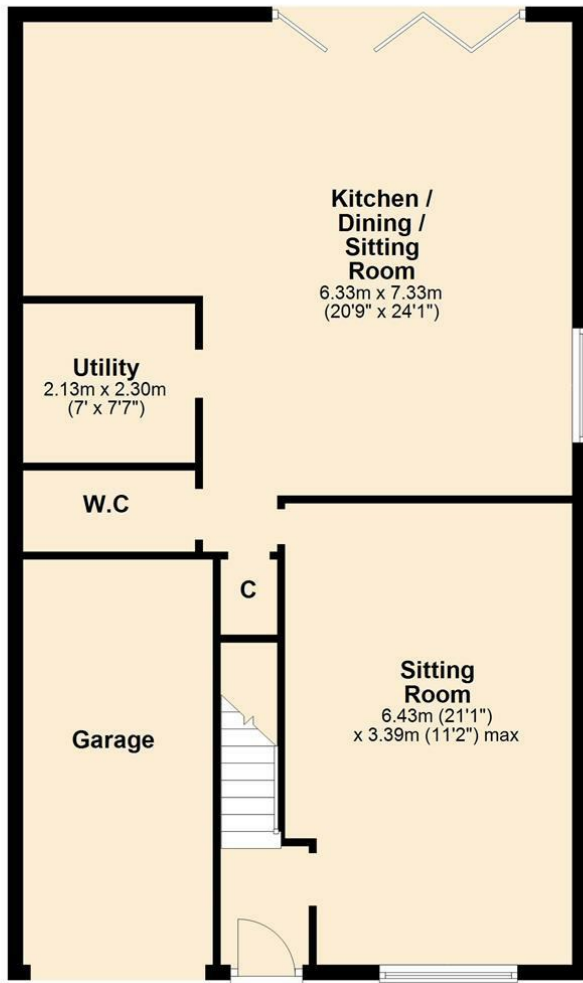
**FREEHOLD**

We are pleased to welcome to the market this substantial, newly built and individual four bedroom family home located in the sought-after village of Barmby-On-The-Marsh. The village offers plentiful amenities including a local Italian restaurant, Primary School and beautiful countryside walks. Internally the property comprises of a large sitting room to the front elevation, W.C, utility and a fantastic open plan kitchen / dining / sitting room to the rear with large bi-fold doors that boast beautiful views over the rear garden. To the upstairs there are four spacious bedrooms with one having benefit of an en-suite and a separate house bathroom. To the outside the property occupies a sizeable plot with a block paved driveway to the front elevation providing plentiful off-street parking and to the rear there is a large garden that is fully enclosed, private and predominately laid to lawn. An internal viewing is highly recommended to fully appreciate the quality of workmanship and living accommodation that this property has to offer.

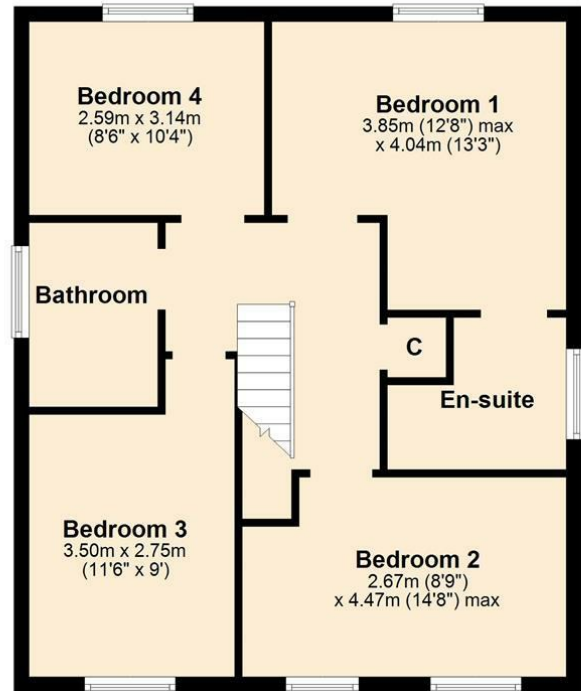
**EPC:**



## Ground Floor



## First Floor



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

### Howden Office Sales

25 Bridgegate  
Howden  
East Yorkshire  
DN14 7AA

01430 431201

howden@screetons.co.uk  
www.screetons.co.uk

