



RM
English

Bielby, York, North Yorkshire, YO42 4JW

Guide Price £500,000

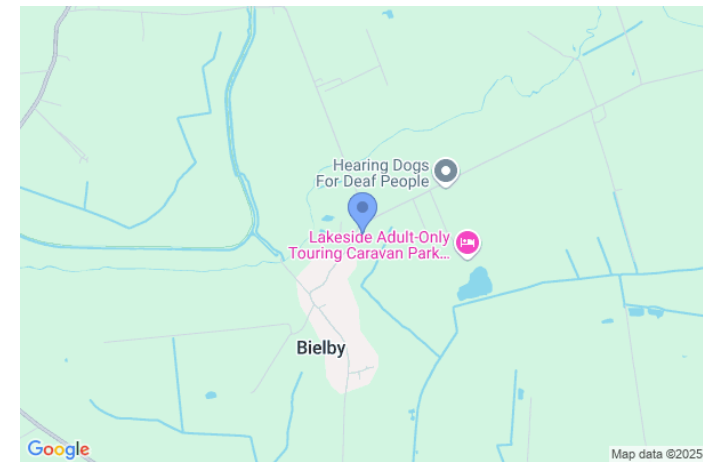
This desirable small holding is located on the edge of Bielby, only 10 minutes from the market town of Pocklington and 30 minutes from the City of York. If you have always dreamed of owning land, want a range of outbuildings and like the idea of having livestock, then look no further as this lovely property could be exactly what you have been waiting for. To the front of the site you will find a detached bungalow which is deceptively spacious but does require updating, the range of outbuildings which vary in size and condition are to the left, whilst the four acres of land can be found at the rear. This lovely home is offered to the market with No Onward Chain, so an appointment is highly recommended to fully appreciate everything that it has to offer.

The front door opens into a covered porch which is perfect for the storage of coats and shoes. As you enter the main hallway you will see various doors, one opens to the living room, the other to the kitchen. The living room is a nice size with a bay window to the front that allows natural light to enter, whilst an electric fire can be found at the centre of the room, the perfect addition especially in the colder winter months.

The kitchen comprises of an L shaped granite worktop that incorporates a stainless steel sink with drainer, a freestanding cooker with hob over, fridge, washing machine, various storage units, a shelved pantry and dual aspect windows. There is a separate utility room which in turn gives access to the garage.

There are three bedrooms to the other side of the property, one of which has a full wall of fitted wardrobes and drawers. A wet room comprising shower, pedestal hand basin and w/c completes the internal accommodation.

Externally you will find a range of outbuildings, a number of which are perfect for housing livestock or storing machinery. The garden is primarily laid to lawn and is separated from the land by a band of mature trees. To the front you will find parking on the drive for multiple cars.





AN ATTRACTIVE PROPERTY WITH OUTBUILDINGS, FOUR ACRES & NO ONWARD CHAIN



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



| 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 | 55 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Address: , Bielby, York, North Yorkshire, YO42 4JW
Reference: 2014

| 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 D

Local Authority East Riding of Yorkshire Council

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



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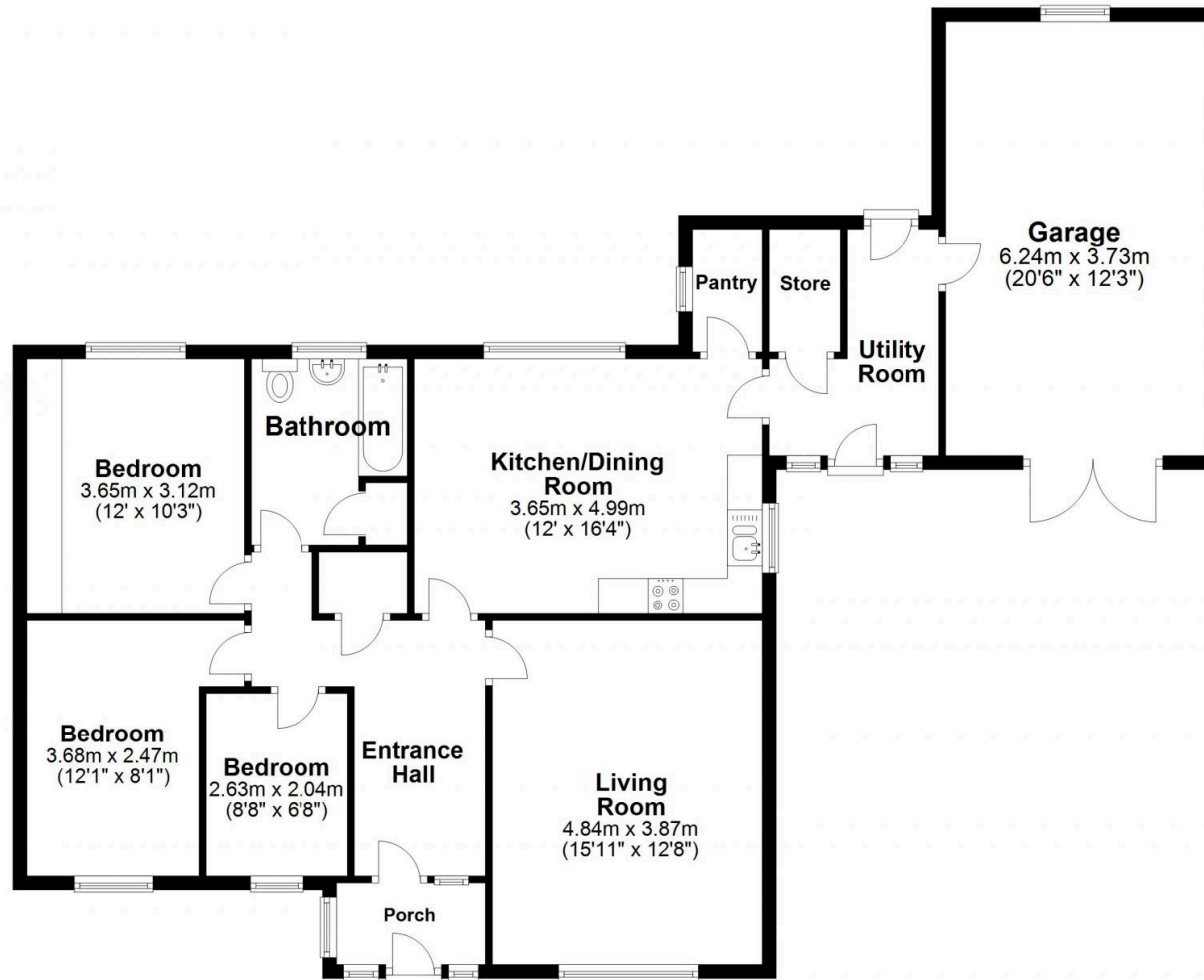


Offices in **York, Pocklington and Market Weighton**

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Ground Floor

Approx. 119.6 sq. metres (1286.8 sq. feet)



Total area: approx. 119.6 sq. metres (1286.8 sq. feet)

The total SqFt shown can include Garages & Outbuildings.
Plan produced using PlanUp.

Townend Farm

Disclaimer

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