



2 The Cottages, Flat Lane | Barmby Moor | £170,000

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£170,000

ACCOMODATION COMPRISES

Set close to the center of the beautiful village of Barmby Moor, less than 1 1/2 miles from Pocklington town Centre, and all its superb local amenities, is this beautifully presented and modernised one bedroom mid terrace cottage.

The property has recently undergone a program of improvement and updating, including new entrance door, new gas central heating with combination boiler in 2026, new flooring to the kitchen and is beautifully presented throughout.

In brief the accommodation comprises; lounge diner and kitchen on the ground floor, whilst upstairs landing leads to both the double bedroom and a good size bathroom.

The rear gardens have recently been landscaped with low maintenance hard landscaping, and there is an allocated parking space.



Ground Floor

Approx. 20.7 sq. metres (223.1 sq. feet)



First Floor

Approx. 20.7 sq. metres (223.1 sq. feet)



Total area: approx. 41.4 sq. metres (446.2 sq. feet)

Energy Rating	72C	Council Tax	A	Heating	Gas	Sq. Footage	446.2
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These particulars, including all measurements, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. No services or appliances mentioned in these particulars have been tested by the agent. Floor plans are provided for illustrative purposes only. Floor area based on EPC report and, where stated, potential yield figures are based on 12 (months) x the possible achievable rent divided by the asking price. Aug 2026.



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