



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

**THE BARN, MANOR FARM, ASSELBY, DN14 7HE
ASKING PRICE OF £595,000**





SITUATION

From Goole take the A614 and then the B1228 to the edge of Howden. At the Knedlington Road Crossroads turn left towards Asselby. On entering the Village along Main Street proceed to the centre where the property will be found on the right handside clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consists of a Stunning Barn Conversion being situated in the popular rural Village of Asselby which is within 2 miles of the historic Market Town of Howden. The cities of Hull, York and Leeds are within easy commuting distance and the nearby M62 motorway allows easy access to the Motorway Network. The spacious and versatile accommodation presently comprises:

GROUND FLOOR

SPACIOUS ENTRANCE HALL

Radiator, ceramic tiled floor and spindled staircase to the first floor.



LOUNGE 19' 3" x 18' 9" (5.87m x 5.72m)

Rustic brick chimney breast housing multi-fuel stove on Yorkstone hearth. Beam to ceiling, radiator and French doors leading to the front garden.

STUDY 11' 6" x 9' 9" (3.51m x 2.97m)

Radiator.

L SHAPED LIVING KITCHEN 32' 3" x 17' 3" (9.83m x 5.26m)

Comprising:

LIVING AREA 18' 0" x 11' 3" (5.49m x 3.43m)

Cast iron and tiled feature fireplace with electric fire. Radiator, oak floor and French doors leading to the rear garden.

KITCHEN AREA 17' 3" x 15' 6" (5.26m x 4.72m)

Range of units comprising sink unit, base units with worktops and wall cupboard. Rustic brick chimney breast housing Belling Range Cooker. Integrated dishwasher. Island unit with breakfast bar. Understairs cupboard, downlighters and ceramic tiled floor.

GAMES ROOM 25' 3" x 15' 9" (7.7m x 4.8m)

Feature fire surround with electric stove. Radiator, French doors leading to the front garden and spiral staircase leading to the first floor.

UTILITY ROOM 11' 3" x 8' 9" (3.43m x 2.67m)

Radiator, plumbing for auto washer, ceramic tiled floor, built in cupboard housing gas central heating boiler and door to front.

CLOAKROOM

White suite comprising low flush WC and pedestal washbasin. Heated towel rail, and ceramic tiled floor.

BOOT ROOM

FIRST FLOOR

GALLERIED LANDING

This is approached via the spindled staircase from the Entrance Hall and opening from the galleried landing, which has a radiator are

BEDROOM 17' 3" x 12' 3" (5.26m x 3.73m)

Radiator and windows to front and rear.

BEDROOM 18' 3" x 9' 9" (5.56m x 2.97m)

Radiator and window to front and rear.





REAR BEDROOM 11' 3" x 11' 0" (3.43m x 3.35m)
Radiator.

BATHROOM 11' 0" x 9' 3" (3.35m x 2.82m)
White Victorian style suite comprising Slipper bath, pedestal washbasin and low flush WC. Mixer tap shower over bath. Radiator, ceramic tiled walls and ceramic tiled floor.

BEDROOM 19' 6" x 11' 3" (5.94m x 3.43m)
Vaulted ceiling, radiator and 2 Velux roof lights.

FRONT BEDROOM 17' 0" x 11' 3" (5.18m x 3.43m)
Vaulted ceiling, radiator and spiral staircase from the Games Room.



BATHROOM 11' 3" x 6' 9" (3.43m x 2.06m)
White Victorian style suit comprising Roll Top freestanding bath, pedestal washbasin and low flush WC. Radiator and ceramic tiled floor.

TO THE OUTSIDE
Double GARAGE with electric doors to front and gated driveway approach from Main Street,

Gardens to front and rear together with Patio Area to front.

SUMMERHOUSE and brick STORE

SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

COUNCIL TAX

It is understood that the property is in Council Tax Band F, which is payable to the East Riding of Yorkshire Council.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.





OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO₂) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

