



A wonderful opportunity to acquire a traditional family home, standing in approximately 4.55 acres of land. Located in a conservation area, the property commands a prominent position at the heart of the popular village of Goodmanham which is close to the town of Market Weighton and a wide array of local amenities. The accommodation briefly comprises entrance hall, sitting room, dining room, kitchen, day room/office, cloakroom, utility room, store, four first floor bedrooms, shower room and bathroom. The rear garden which enjoys a stunning open access is laid to lawn and provides access to a further wild flower garden and vegetable plot. The paddock is currently laid to grass and extends to the old railway line and stream beyond. A unique opportunity not to be missed, early inspection is advised.
Tenure: Freehold. East Riding Of Yorkshire Council Band E.



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BAND: E

Goodmanham is a small, historic village of approximately 100 houses and outlying farms. There is a popular pub and an ancient church. The Wolds Way and the Hudson Way pass by the village. Apart from the facilities of Market Weighton, three other market towns lie within the radius of approximately 15 miles, whilst York and Hull are almost equidistant and a little further.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, radiator, stairs leading to first floor.

SITTING ROOM

5.02 x 3.71 (16'5" x 12'2")

Open fire with brick fireplace and hearth, TV aerial point, sliding doors leading to the dining room, patio doors leading to the rear garden.

DINING ROOM

3.29 x 3.71 (10'9" x 12'2")

Radiator.

DAY ROOM

4.33 x 2.73 (14'2" x 8'11")

Fitted desk unit, tiled floor, recessed ceiling lights, two radiators.

KITCHEN

2.71 x 4.95 (8'10" x 16'2")

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, eye level electric oven, electric hob with extractor over, radiator, tiled floor.

UTILITY

Fitted work top, plumbing for automatic washer, access to roof space, tiled floor, rear entrance door.

WC

Low flush W.C.

STORE

1.98 x 2.73 (6'5" x 8'11")

Floor standing oil boiler.

FIRST FLOOR ACCOMMODATION

LANDING

Radiator, access to loft space.

BEDROOM ONE

3.29 x 3.38 (10'9" x 11'1")

Radiator.

SHOWER ROOM

Three piece white suite comprising pedestal wash hand basin, low flush WC, step in shower cubicle, radiator, tiled floor, part tiled walls.

BEDROOM TWO

2.04 x 3.71 (6'8" x 12'2")

Fitted wardrobes to one wall, radiator.

BEDROOM THREE

2.71 x 2.90 (8'10" x 9'6")

Two fitted cupboards, one housing hot water cylinder, radiator.

BEDROOM FOUR

2.72 x 1.92 (8'11" x 6'3")

Radiator.

BATHROOM

Three piece white suite comprising pedestal wash hand basin, low flush WC, corner bath with shower over, radiator, part tiled walls, chrome ladder style radiator.

OUTSIDE

There are gardens surrounding the property laid mostly to lawn. A gateway provide vehicle access to the front. The rear garden provides access to a wild flower and vegetable plot, beyond is the grass paddock which extends to the old railway line and stream. Plans available from the Market Weighton office.

ADDITIONAL INFORMATION

CLAW BACK CLAUSE

If planning consent is obtained on the land, to the rear of the property for development, then the vendor will be entitled to 50% of any uplift in value. This clause will last for 30 years from the date of sale.

SERVICES

Mains water, oil, electricity and drainage.

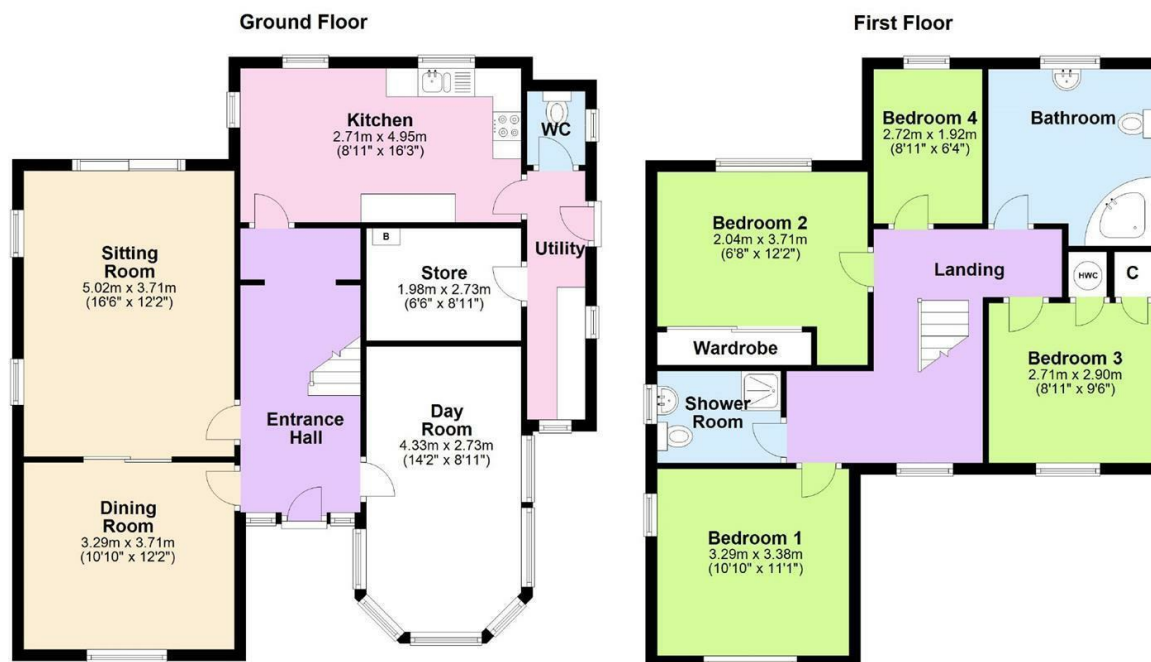
APPLIANCES

No Appliances have been tested by the Agent.

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This plan is for illustrative purposes only.
Plan produced using PlanUp.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

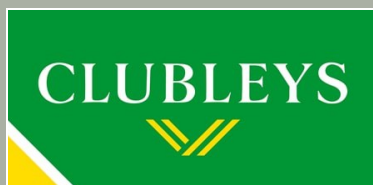
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
		40	72
England & Wales		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.