



**Hodsow Fields, Barmby Moor, York, East Yorkshire, YO42 4ER**

- Beautiful 3 bedroom detached family home
- Highly sought after village location
- Open plan kitchen/sitting area
- Adjacent utility room
- Dining conservatory with open field views
- Spacious living room
- Master bedroom with en suite
- Two additional bedrooms with a family bathroom
- Enclosed rear garden with off street parking and a detached garage
- EPC = C

## Guide Price £389,000

Situated on the highly sought after Hodsworth Fields estate in the desirable village of Barmby Moor, just outside the popular market town of Pocklington, this beautiful and immaculate three bedroom detached property offers spacious and well balanced accommodation ideal for modern family living.

The property is entered via a welcoming porch, ideal for storing coats and shoes.

The hallway then leads through to a generous living room, providing a bright and comfortable space for relaxing or entertaining.

The stylish and well appointed kitchen follows featuring modern shaker-style units. Dual aspect windows allow for plenty of natural light and offer a pleasant outlook, while the thoughtful layout provides ample worktop and storage space. The kitchen opens into an adjoining sitting area, creating a sociable and practical hub of the home.

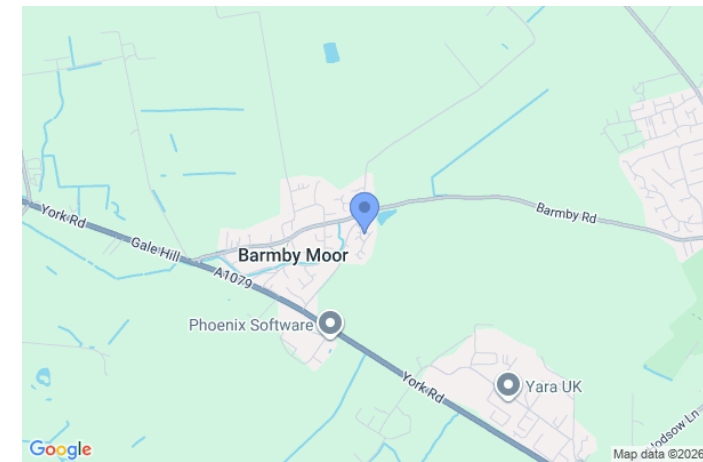
From here there is access to a useful utility room and a light-filled dining conservatory, which offers a lovely space to enjoy views over the garden and the surrounding open fields.

The first floor comprises three well proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well appointed family bathroom. The third bedroom would also work well as a nursery or home office if required.

Externally, the property enjoys off-street parking and a detached garage. The garden provides a pleasant outdoor space and benefits from attractive open field views, giving the property a peaceful and rural feel.

Barmby Moor is a highly regarded village offering a welcoming community along with convenient local amenities including a village pub, post office and excellent transport links to nearby towns and cities. The thriving market town of Pocklington is only a short distance away and provides a wider range of shops, schools, restaurants and everyday services.

This is a wonderful opportunity to acquire a beautifully maintained home in a very desirable village location. An early viewing is highly recommended.





**BEAUTIFULLY PRESENTED DETACHED FAMILY HOME**



**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: [01759 303202](tel:01759303202) **



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	80

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 All mains services



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Offices in York, Pocklington and Market Weighton

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**Approx. Gross Internal Floor Area 1278 sq. ft 118.73 sq. m**  
**Garage 185 sq. ft 17.15 sq. m**  
**Total 1463 sq. ft 135.88 sq. m**

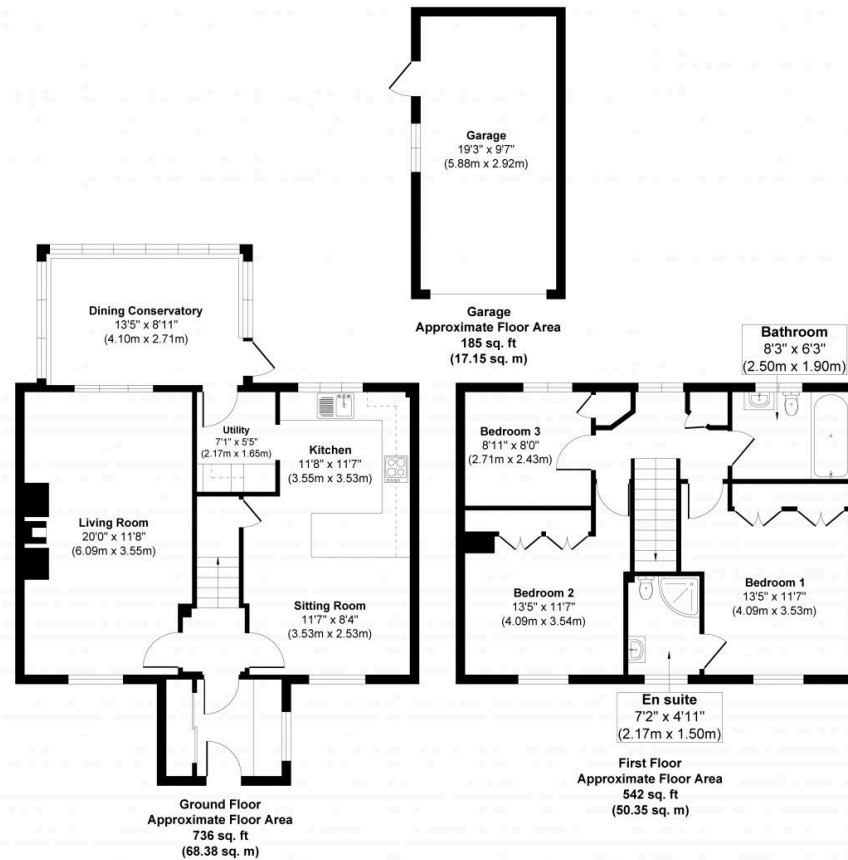


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