

Bank House

Barmby-on-the-Marsh DN14 7HX

£420,000

FREEHOLD

An opportunity to acquire this well presented, detached property, which is situated in a peaceful, riverside location close to the entrance of Barmby Barrage, approximately six miles from the market town of Howden and access to J37 of the M62. Bank House has undergone a complete programme of refurbishment including new windows, radiators, new conservatory, new kitchen and bathroom, re-decoration throughout and alteration of the outbuildings. The property, which extends to approx 1760 sq ft, offers, spacious, three bedroom, family accommodation in a quiet country setting with good sized gardens, an extremely useful home office/workshop, ample parking and a garage. A viewing is highly recommended to appreciate the property on offer.

EPC: D





• Detached family home • Quiet Riverside location • Close to Barmby Barrage • Fully renovated • Spacious family accommodation

Description

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The property has the benefit of UPVC sliding sash style windows, oil fired central heating and solid oak internal doors throughout and offers accommodation comprising;

ENTRANCE/UTILITY ROOM

UPVC stable style entrance door. Range of fitted base cupboards finished in cream with laminated worktop. Slate tiled floor. Floor standing 'Firebird' oil fired boiler. Inset ceiling lights. Plumbing for a washing machine.

Kitchen/Dining Room

Range of fitted base and wall units finished in oak and having laminated worktops and tiled work surrounds. The units incorporate a Belfast sink and a four ring ceramic hob.Integrated fridge/freezer and dishwasher. Slate tiled flooring. Period fireplace with decorative tiled inset and timber surround housing an open grate. Period style radiator. Inset ceiling lights.

Inner Hall

Slate tiled flooring. Walk in storage cupboard. Stairway to the first floor. Inset ceiling lights.

Cloakroom

White suite comprising a vanity wash hand basin and a concealed cistern w.c. Slate tiled flooring.

SNUG

Exposed brick fire recess and hearth with timber beam over housing a multi fuel burning stove. Period style radiator. Engineered oak flooring. Open aspect into the lounge.

Lounge

Period style radiator. Engineered oak flooring. Double doors leading into the conservatory.

Conservatory

Constructed of UPVC over a dwarf wall with a solid roof. Period style radiator. Engineered oak flooring. Double doors leading out to the rear garden.

Landing

Access to the loft space.

Bedroom One

Period style radiator. Double built in wardrobe.

En-Suite

White suite comprising a fully tiled shower cubicle with electric shower, pedestal wash hand basin and a low flush w.c. Fully tiled walls. Chrome heated towel rail. Ceramic tiled floor.

Bedroom Two

Period style radiator. Timber effect laminate floor.





• 3 bedrooms • Good sized gardens • Home office/workshop • Garage & parking area • Viewing reccommended

Bedroom Three
Period style radiator.

Bathroom
White suite comprising a slipper bath with mixer tap shower attachment, pedestal wash hand basin and a low flush w.c. Period style radiator with towel rail. Walls tiled to half height and ceramic tiled floor. Airing cupboard containing cistern tank.

OUTSIDE

Annexe/Home Office/Workshop
An extremely useful external building that could be utilised for a variety of uses including an annexe, home office, workshop, hobbie room or entertainment room. A small W.C. with toilet, Belfast sink, exposed brick walls and ceramic tiled floor. Timber effect laminate floor. Inset ceiling lights. Front access on to driveway and double doors out to the gardens.

Garage
Metal up and over access door. Power and lighting. Hot water tank.

Coal House
Power and lighting.

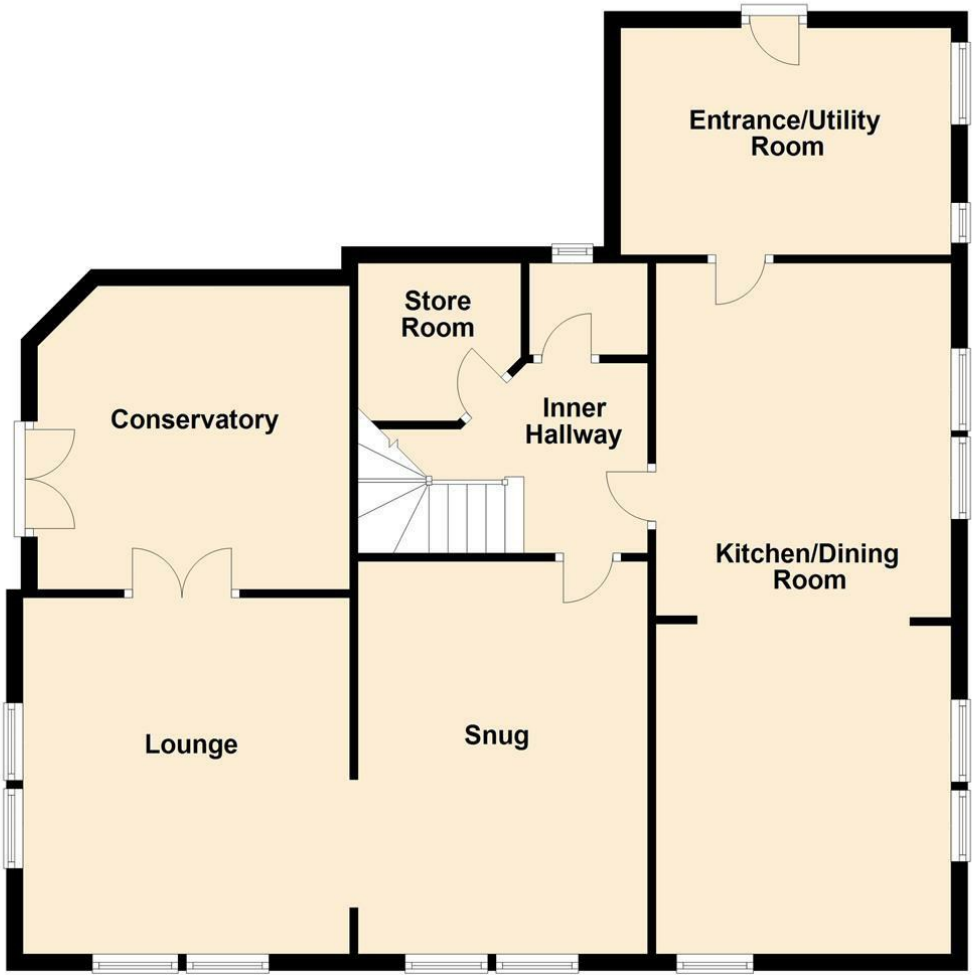
GARDENS
The property is accessed via a shared gravelled driveway, which is maintained by the owners of Bank House and the two neighbouring properties. This driveway gives access to a gravelled parking area solely for Bank House. There is also a small enclosed parking area.

There are attractive, well stocked gardens having a range of mature shrubs, flowers and trees. The gardens incorporate lawned areas, gravelled pathways, a paved seating area and a greenhouse. A timber gate from the garden provides access onto the riverbank.

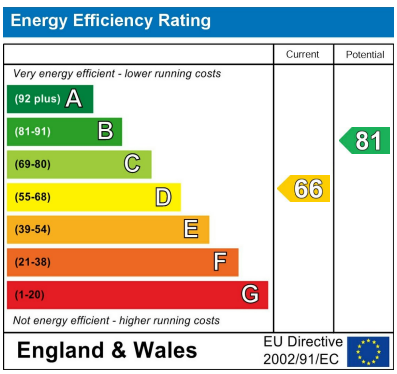




Ground Floor







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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