



Cherry Tree House North Street Barmby-On-The-Marsh DN14 7HL

£345,000

FREEHOLD

An opportunity to acquire this individual, detached property, located in the rural village of Barmby on the Marsh. Cherry Tree House occupies a generous plot, boasting ample parking to the front and a good size rear garden, internally the property offers spacious family accommodation briefly comprising, kitchen/dining room, study area, lounge, cloakroom, four bedrooms and a house bathroom. An internal inspection is highly recommended.

EPC: C



- Detached Family Home • Open plan Kitchen/dining Room • Lounge • Four Bedrooms • Modern style bathroom

Entrance Hall

Laminate tiled flooring. Stairway to first floor and under stairs cupboard. One central heating radiator.

Cloakroom

White suite comprising a vanity wash hand basin and a low flush w/c. Fully tiled walls and floor.

Lounge

French doors leading to rear garden. Laminate tiled flooring. Two central heating radiators.

Kitchen

A range of fitted base and wall units in cream. Laminate worktops with tiled work surrounds. Integrated electric oven and 4 ring 'Bosch' ceramic hob. Integrated dishwasher, washing machine and fridge/freezer. Ceramic tiled flooring. This room has side door access out to the drive and opens up into the dining room.

Dining Room

Laminate tiled flooring. One central heating radiator.

Study

Laminate tiled flooring. Roof window.

Landing

Access to loft.

Bedroom One

To the front elevation. Boasts a range of fitted furniture. One central heating radiator.

Bedroom Two

To the front elevation. Storage cupboard over the stairs. One central heating radiator.

Bedroom Three

To the rear elevation. Features a range of fitted wardrobes. One central heating radiator.

Bedroom Four

To the rear elevation. Fitted double cupboard. One central heating radiator.

Bathroom

A white suite comprising a fully tiled shower cubicle, panelled bath, vanity wash hand basin with cupboard below and low flush w/c with concealed cistern. Fully tiled walls and laminate tiled flooring. Extractor fan and heated towel rail.

Garage

Detached, single garage with metal up and over door and side access door. Power and lighting.

Outside

To the front of the property double entry gates give access to a block paved driveway providing ample off street parking. There is a small lawn area and gravelled borders.

The rear garden is substantial and fully enclosed. It boasts well stocked borders and beds, shaped lawned areas, paved patio and gravelled areas. Timber summerhouse.

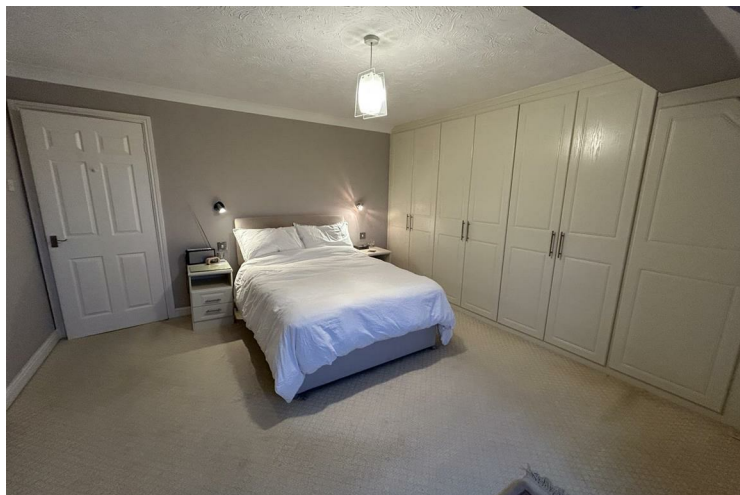
FURTHER INFORMATION

Please note the removal of foul drainage is via a septic tank which is located in the grounds.

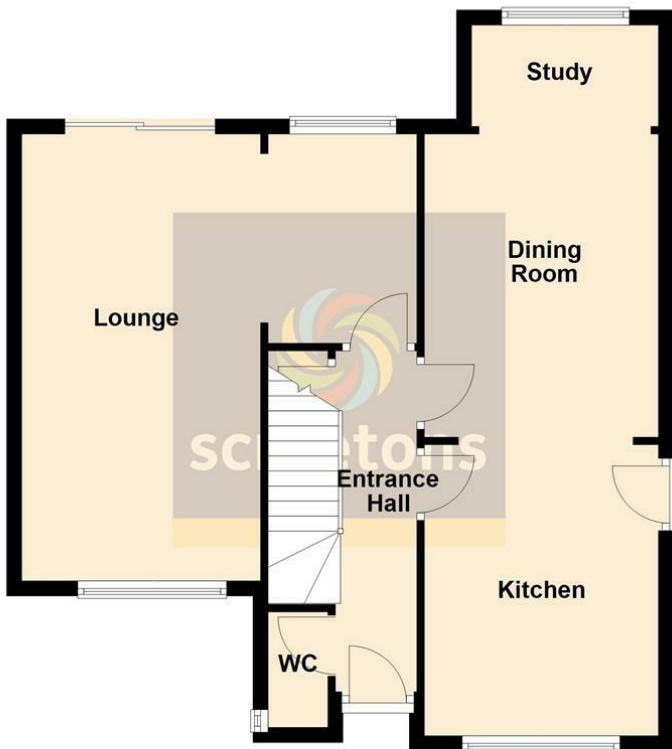
The property has gas central heating.



- Detached single garage • Long spanning garden with Summerhouse • Spacious Driveway • NO CHAIN



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Howden Office Sales
25 Bridgegate
Howden
East Yorkshire
DN14 7AA

01430 431201
howden@screetons.co.uk
www.screetons.co.uk

