



Back Lane, Barmby Moor, York, East Yorkshire, YO42 4EW

- No Onward Chain • Sought-after village location in Barmby Moor close to Pocklington and local amenities • Over 1,800 sq ft of accommodation • Spacious 24 ft living room • Three well-proportioned bedrooms • Ground floor shower room and first floor bathroom • Large workshop with potential for conversion • Generous rear garden with patio areas • Off-street parking for multiple vehicles • EPC = D

Guide Price £350,000

Situated in the ever sought-after village of Barmby Moor, just a short distance from the popular market town of Pocklington, this substantial home offers over 1,800 sq ft of versatile living space and presents an exciting opportunity for buyers looking to create a superb family home.

The property is ideally positioned to take advantage of a range of local amenities including a village shop, post office, public house and well-regarded primary school, alongside excellent transport links to the surrounding areas.

Internally, the accommodation is generous and well laid out, comprising a welcoming entrance hall, a spacious snug and an impressive living room measuring over 24 ft, providing a fantastic main reception space. There is a separate kitchen/diner, offering scope for modernisation or reconfiguration to suit contemporary living. A useful ground floor shower room and a substantial workshop add further practicality and potential, whether for storage, hobbies or conversion.

To the first floor are three well-proportioned bedrooms and a family bathroom, all arranged off a central landing. Given the layout and size of the rooms, there is scope to easily create a fourth bedroom, if desired.

Externally, the property benefits from off-street parking for multiple vehicles to the front. To the rear is a good sized garden, mainly laid to lawn with patio areas and established planting, offering a pleasant outdoor space with further potential for landscaping.

Requiring updating throughout, this is a rare opportunity to acquire a property of this size and layout in such a desirable village setting, with immense potential to extend, improve and add value.





NO ONWARD CHAIN



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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



Address:
Reference: 2612



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Offices in **York, Pocklington and Market Weighton**

R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202

Approx. Gross Internal Floor Area 1805 sq. ft / 167.72 sq. m

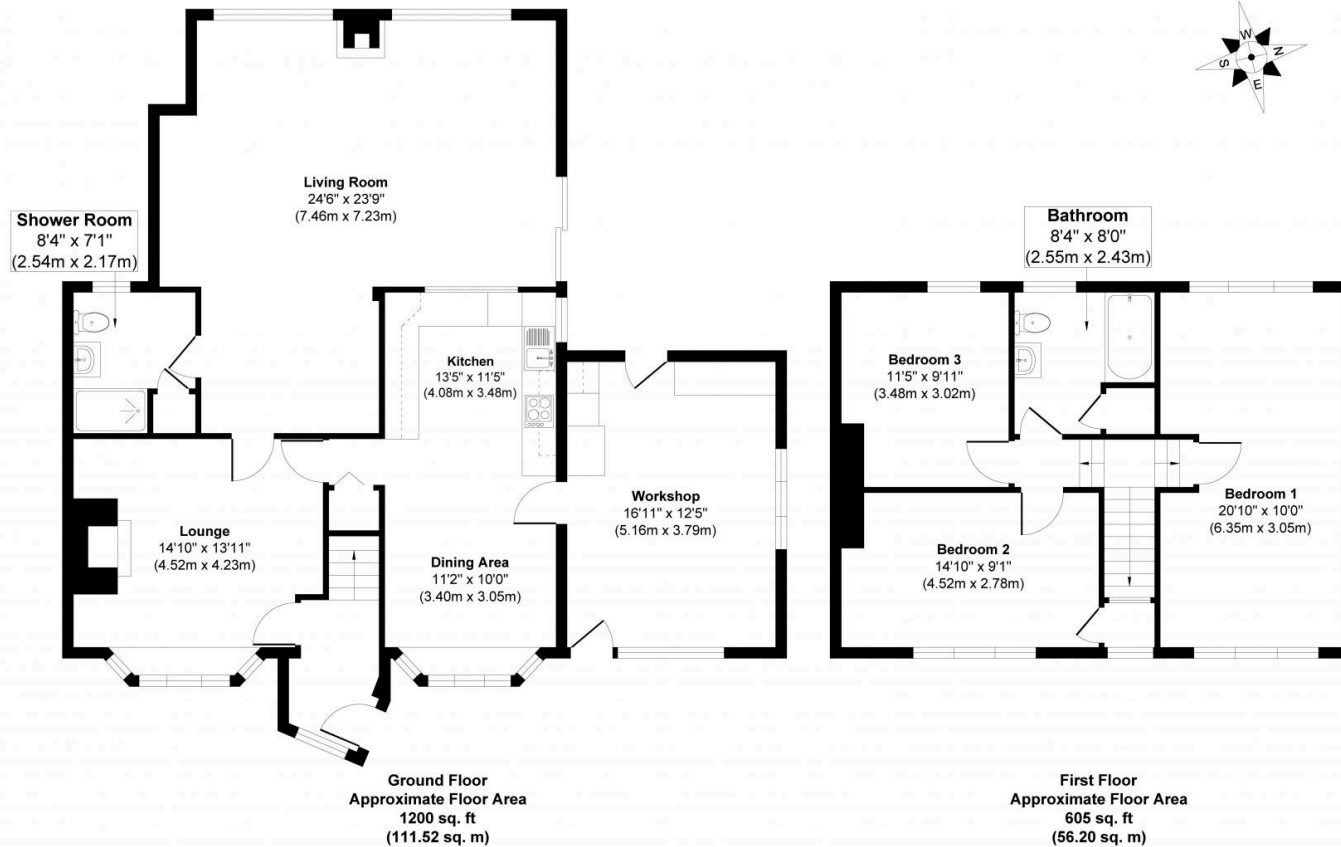


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