



St. Helens Square, Barmby Moor, York, East Riding of Yorkshire, YO42 4HF

- No Onward Chain • A beautifully presented home in a highly desirable location • Kitchen with a separate utility room • Living room • Formal dining room • Four bedrooms, one with an en-suite • Bathroom • Detached double garage • Off street parking • EPC = D

Guide Price £475,000

Offered to the market with **No Onward Chain**, this is a rare opportunity to acquire a substantial detached village home in a highly desirable location, offering immense potential for enhancement and the chance to create a truly exceptional family residence.

Nestled within the heart of the sought-after village of Barmby Moor, this substantial four-bedroom detached home enjoys a prime position on the highly regarded St Helens Square, occupying a generous plot with mature surroundings and a wonderful sense of space. Barmby Moor remains one of the area's most desirable villages, offering a welcoming community atmosphere, a popular village pub, church and excellent local amenities, all while retaining the charm and character of rural East Yorkshire living.

For those seeking the convenience of nearby market town facilities, Pocklington is just a short drive away, providing an excellent range of shops, supermarkets, cafés, restaurants, leisure facilities and well-regarded schools. The town offers everything needed for day-to-day living, making this location particularly appealing for families and those looking to enjoy village life without feeling isolated.

The property is also exceptionally well placed for commuters, with straightforward road connections to York, Hull and the wider regional road network. York's historic city centre, railway station and extensive amenities are all within easy reach, making the property an attractive proposition for buyers seeking a balance between countryside tranquillity and accessibility.

Occupying a generous plot, the property itself has been lovingly cared for and enjoyed by the current owners over many years. While impeccably maintained, it now presents an exciting opportunity for a new owner to undertake a programme of modernisation and create a home tailored to their own tastes and requirements.

The accommodation extends to over 1,800 sq ft and offers well-proportioned, versatile living space throughout. The ground floor includes a spacious living room opening into a conservatory overlooking the garden, a separate dining room, a sizeable kitchen, utility room and cloakroom. To the first floor are four bedrooms, including a principal bedroom with en-suite facilities and walk-in wardrobe, together with a family bathroom.

Externally, the generous plot provides excellent outdoor space, complemented by a detached garage and ample parking.





A FANTASTIC FAMILY HOME WITH 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	75

Environmental Impact (CO ₂) Ra		0	0
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			

Address: St. Helens Square, Barmby Moor, York, East Riding of Yorkshire, YO42 4HF
Reference: 2734

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services All mains services



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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 1816 sq. ft / 168.80 sq. m
 Garage 323 sq. ft / 30.05 sq. m
 Total 2139 sq. ft / 198.85 sq. m

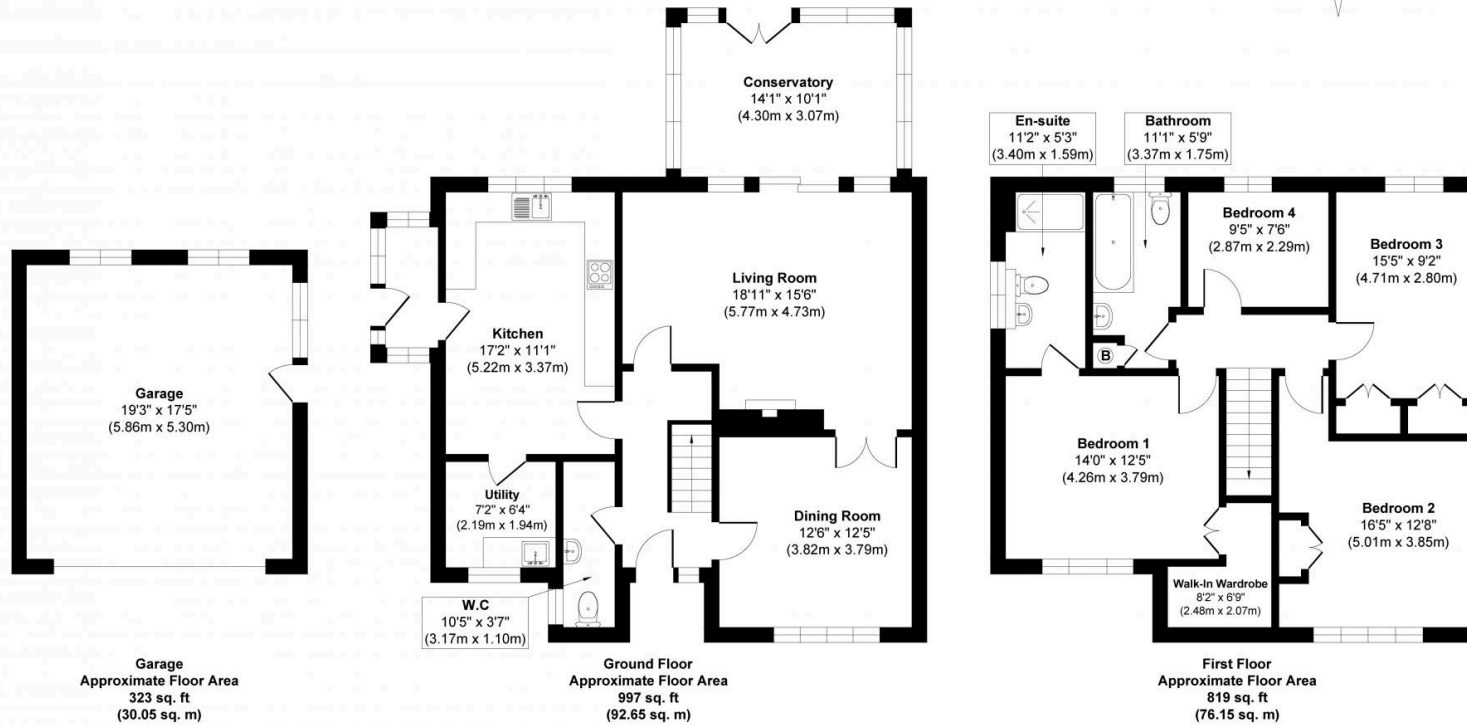


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