



Back Lane, Barmby Moor, York, YO42 4EP

- A beautifully presented family home in a highly desirable location
- Kitchen with a range of fitted appliances and storage
- Garden/dining room with lovely views over the garden
- Living room with an electric fire
- Utility room, home office & cloakroom
- Three double bedrooms, two with built in storage & one with an en-suite
- Family bathroom
- Double garage with electric doors
- Fully enclosed rear garden with mature trees & shrubs
- EPC = C

Guide Price £475,000

Situated in the highly regarded village of Barmby Moor, this substantial semi-detached home enjoys a wonderful position within a friendly and well-connected community. The village offers a range of everyday amenities including a popular village pub, primary school, church and local recreational facilities, whilst the nearby market town of Pocklington provides a wider selection of shops, supermarkets, cafés and services. The historic city of York lies approximately 14 miles to the west, offering extensive retail, leisure and cultural attractions, while the market towns of Market Weighton and Driffield are also easily accessible. Excellent road links via the A1079 provide convenient connections across the region, making Barmby Moor an ideal location for both commuters and families seeking village life without sacrificing accessibility.

Set behind an expansive gravelled frontage providing generous off-street parking, the property immediately impresses with its attractive appearance and substantial proportions. A particularly notable feature is the large double garage, complemented by an adjoining office and utility room, creating excellent flexibility for home working, hobbies or additional storage requirements.

The accommodation has been thoughtfully arranged to provide a practical yet sociable layout. The heart of the home is undoubtedly the spacious kitchen, which is fitted with a range of storage units and benefits from a breakfast bar, creating an ideal space for both everyday family life and informal dining. The kitchen is equipped with a five-ring halogen hob, single oven, microwave and undercounter fridge, while two large Velux windows flood the room with natural light and enhance the sense of space.

An impressive garden/dining room can be found just off the kitchen, which provides an excellent setting for entertaining and family gatherings. Large windows and garden views create a bright and welcoming atmosphere throughout the day. The separate living room offers a more intimate retreat, centred around an electric fire perfect for the colder winter months. Additional ground floor accommodation includes a practical utility room, a home office with bi-fold doors that open to the garden and a convenient cloakroom.

To the first floor are three well-proportioned bedrooms, two of which benefit from built in storage, whilst another has an en-suite shower room. There is a good size family bathroom comprising bath, corner shower, hand basin and low level w/c. The layout offers an excellent balance of bedroom accommodation, making the property equally suitable for families, professional couples or those seeking additional guest space.

Outside, the rear garden provides a wonderful extension of the living accommodation. Predominantly laid to lawn and enclosed by mature trees and established planting, it enjoys a high degree of privacy and creates an attractive setting for outdoor entertaining and family enjoyment. A paved seating area offers the perfect place for al fresco dining during the warmer months, while two timber garden sheds provide useful storage and further versatility. The property also benefits from open fields to one side, a rare feature for so many houses today.





A STUNNING FAMILY HOME WITH AN ATTRACTIVE GARDEN & OPEN FIELDS TO ONE SIDE



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			
England, Scotland & Wales		71	76
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		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		0	0
		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services All mains services



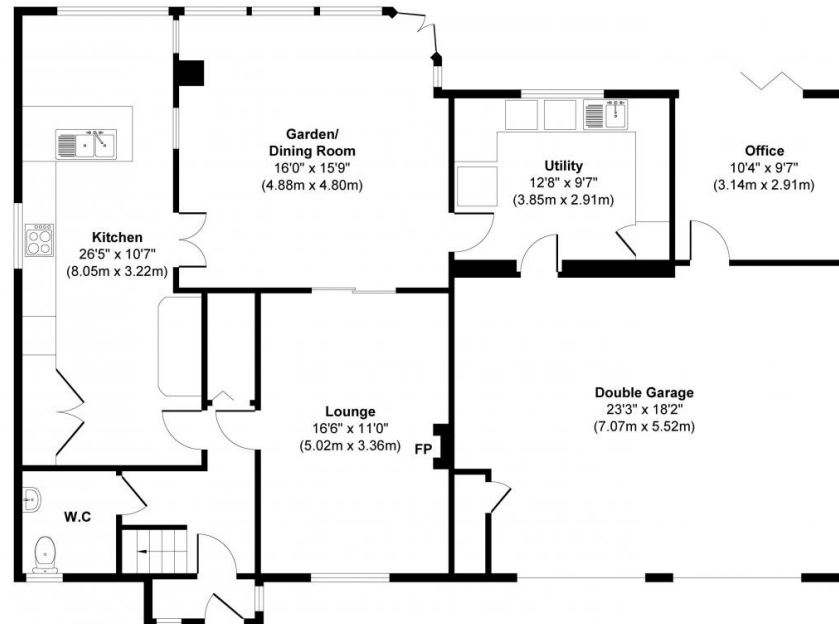
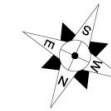
rmenglish.co.uk



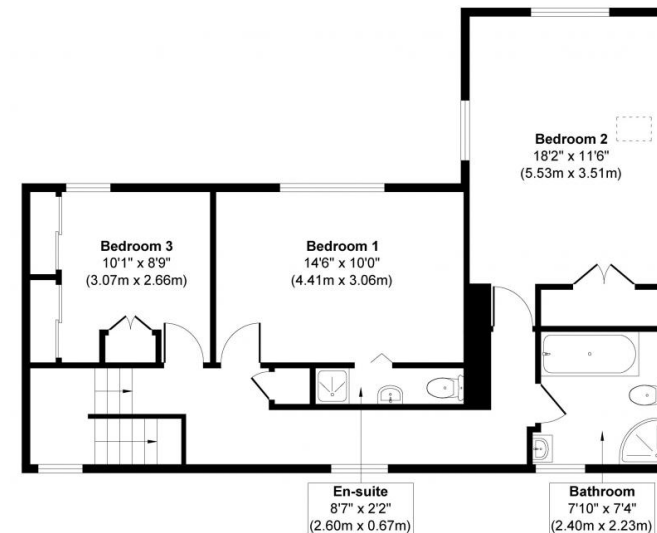
Offices in **York, Pocklington and Market Weighton**

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

Approx. Gross Internal Floor Area 1396 sq. ft / 162.84 sq. m
Garage 412 sq. ft / 38.35 sq. m
Total 1808 sq. ft / 201.19 sq. m



Ground Floor
Approximate Floor Area
683 sq. ft
(96.51 sq. m)



First Floor
Approximate Floor Area
713 sq. ft
(66.33 sq. m)

Illustration for identification purposes only, measurements approximate, not to scale.
 Copyrighted and Produced by MS Property Marketing.

Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.