







York Road, Barmby Moor, York
£395,000

An extended three bedroom semi detached house set within land and gardens with garage and barn, which is being offered for sale with both vacant possession and no onward chain.











This extended, three bedroom, semi-detached house is set within generous gardens with outbuildings, occupying a choice position directly off the York to Hull Road and being offered for sale with both vacant possession and no onward chain.

Internally, the property is entered via a uPVC framed double glazed front door into an entrance hall which has a staircase leading to the first floor, in addition to a radiator and separate side entrance porch with external door.

The ground floor accommodation features a spacious through lounge with inset cast iron stove set on a stone hearth. There is a bay window to the front elevation, in addition to 2 radiators and a television point.

The property's breakfast kitchen is a rear extension and has a range of built-in base units to 3 sides with Butcher's block worktops and inset double Belfast sink unit. There is an additional range of matching high level storage and display cupboards with tiled splashbacks. Included in the sale is a 6-point Flavel range cooker as well as integrated fridge and freezer units. The kitchen provides plumbing for a washing machine and dishwasher and benefits further from uPVC framed double glazed rear entrance doors, tiled flooring and a radiator.

There is a bathroom situated on the ground floor which has a low flush W.C., wash hand basin and inset bath with tiled splashbacks.

To the first floor are three generous bedrooms; two doubles and a single. All three benefit from uPVC frame double glazed casement windows and radiators.

The first floor landing has a loft hatch, and the internal accommodation is completed by an independent shower room which has a low flush W.C., wash hand basin and walk-in corner shower cubicle with full height tiled splashbacks.

Externally, the property is accessed directly off the A1079 York to Hull Road through a pillared and gated entrance onto a gravelled front hardstanding and driveway which provides off street parking for numerous vehicles.

Adjoining the rear elevation is a block paved patio with additional gravelled turning head.

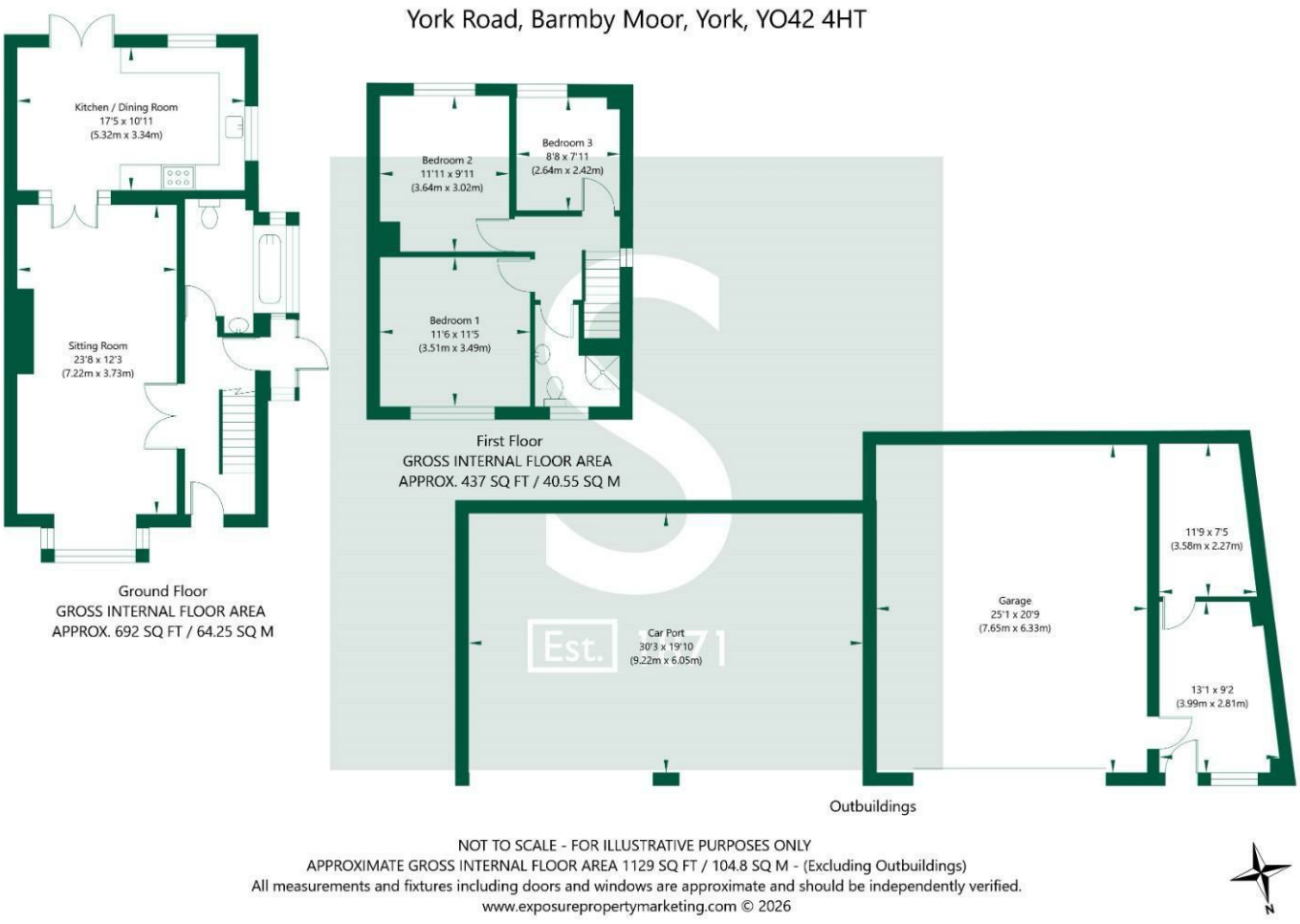
The property's primary garden is rectangular in nature being laid to lawn with clearly defined fenced boundaries.

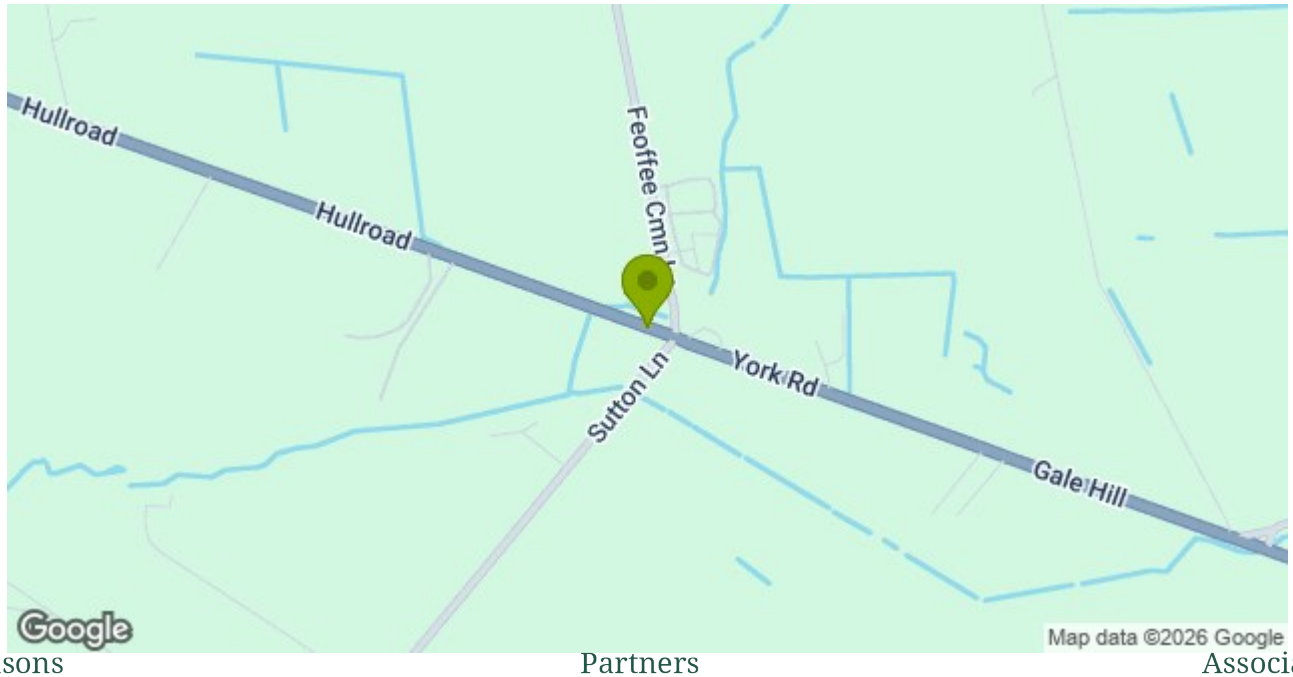
There is a secondary gated access through into a rear paddock which includes an open fronted barn and detached garage, both of which are included within the sale.

The property sits on land approaching 0.5 acres in total, with an open side aspect.

The property does require some cosmetic upgrading but does offer an excellent opportunity for young and mature families alike.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.





Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence