



25 Grangelands Walk,
Barmby Moor YO42 4DY
Price £415,000



ABOUT THE PROPERTY

Standing on an enviable position, built in the 950's house offering traditional and spacious accommodation throughout. The property is accessed via a generous entrance hall which leads to Sitting Room, Study, Dining Room and Conservatory. The Fitted Kitchen offers a range of fitted units leading to the Utility.

On the first floor offers three good sized bedrooms (one with en-suite shower room) and family bathroom.

Wonderful gardens surround the property well manicured and lovingly cared for. Gravelled driveway lead to the single integral garage.

We urge you to view this stunning property.





Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

ROOM MEASUREMENTS

Entrance Hall	3.20m x 3.15m
Sitting Room	4.71m x 3.98m
Fitted Kitchen	3.98m x 3.30m
Utility Room	3.86m x 1.78m
Study	2.21m x 1.70m
Dining Room	4.85m x 3.66m
Conservatory	4.37m x 3.61m
Cloakroom	
Landing	
Master Bedroom	4.11m x 3.86m
Ensuite Shower room	
Bedroom 2	4.85m x 3.71m
Bedroom 3	3.30m x 2.34m
Bathroom	2.82m x 2.29m
Garage	



AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday &
9 am - 3 pm Saturday.

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeffield Financial Solutions), Mortgage and Protection Adviser, by phoning her on 07540 536892 email Faye@holmeffieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmeffield Financial Solutions is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority





LOCATION

The village of Barmby Moor is well regarded and has the benefit of school, public house and church and is approximately 2 miles from the market town of Pocklington. Pocklington is a Wolds Market Town offering a range of facilities and amenities including shops, schools, banks, sport and art centres, health centre, dental surgeries etc; a greater variety is available in the City of York approximately 13 miles away. We feel the location is ideal for the discerning commuter wanting access into York City Centre, Hull, Beverley, A1079/ A64 and the motorway network.

TRAVEL



A1079



A64



M62 Howden

APPROX

Distance by (Car)



York



Hull



Beverly



Chartered Surveyors

Estate Agents

Lettings Agents &

Auctioneers

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