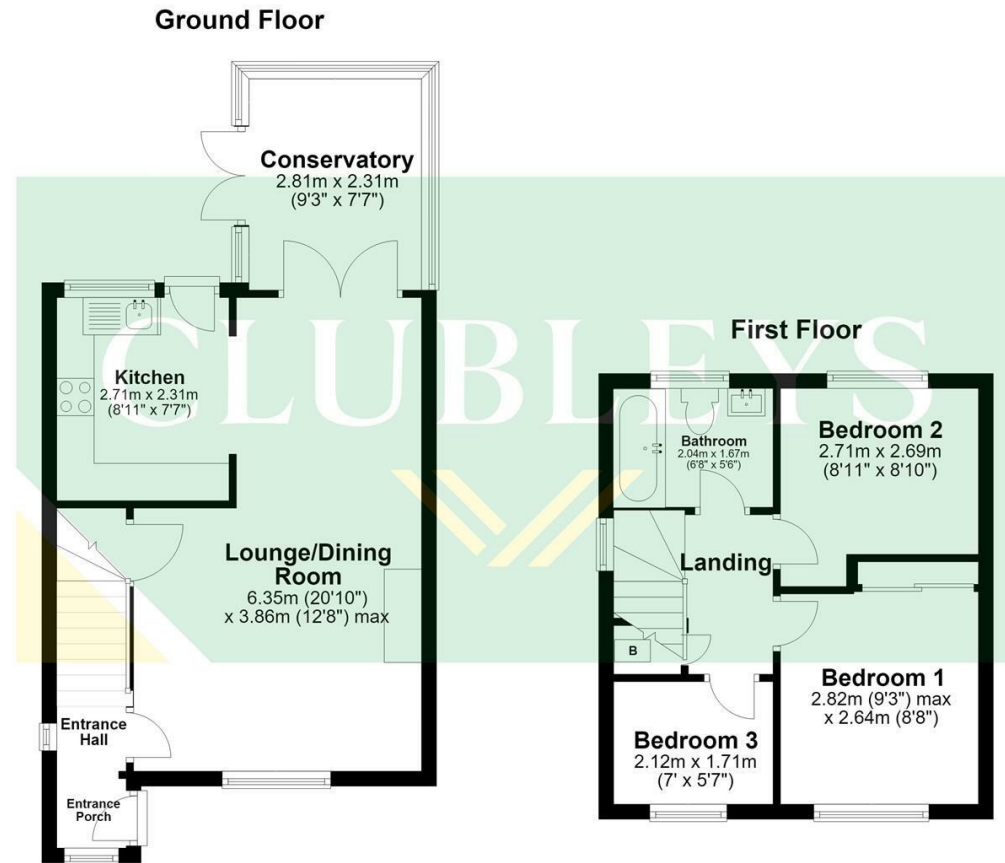




6, Grangeland Walk,
Barmby Moor, YO42 4DY
£280,000



AGENTS NOTES

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 and 9 am to 3 pm Saturday

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.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.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. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

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 a 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.



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	71
(39-54) E	
(21-38) F	
(1-20) G	76
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

Well presented and tastefully appointed three-bedroom detached home, situated within the highly sought-after residential area of Barmby Moor. Offering bright and airy accommodation throughout, the property benefits from PVCU double glazing and gas central heating.

Offering entrance hallway, newly installed fitted kitchen, spacious lounge/dining room opening into a conservatory overlooking the rear garden. To the first floor are three bedrooms and a modern white bathroom suite. Fitted shutters further enhance the stylish interior.

Externally, the property enjoys a lawned front garden and a generous driveway providing ample off-street parking, leading to an attached garage. To the rear is an established enclosed garden with attractive borders.

An internal viewing is highly recommended to fully appreciate this splendid home.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band C.



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ENTRANCE PORCH

0.89m x 1.86m (2'11" x 6'1")

Double glazed window to the front, oak flooring and timber side entrance door.

ENTRANCE HALL

1.33m x 1.04m (4'4" x 3'4")

Stairs to the first floor accommodation, radiator, oak flooring and double glazed window to the side elevation.

LOUNGE/ DINING ROOM

3.86m max x 6.35m narrowing to 2.46m (12'7" max x 20'9" narrowing to 8'0")

Double glazed window to the front elevation with fitted shutters, oak flooring, two radiators, living flame gas fire in feature surround, under stairs cupboard and coving to the ceiling.

CONSERVATORY

2.81m x 2.31m (9'2" x 7'6")

UPVC and brick construction, double doors to the side elevation and laminate flooring.

FITTED KITCHEN

2.71m x 2.31m (8'10" x 7'6")

Newly fitted kitchen. Fitted wall and base units with working surfaces, stainless steel sink unit, plumbing for automatic washing machine, integrated appliances including fridge, slim line dishwasher, electric oven, electric induction hob with extractor hood oven. Laminate flooring, recess lighting, double glazed window to the rear elevation, rear external door and radiator.

LANDING

1.95m x 2.71m (6'4" x 8'10")

Access to loft, double glazed window to the side elevation with fitted shutters and cupboard housing the gas central heating boiler.

BEDROOM ONE

2.64m x 2.81m (8'7" x 9'2")

Double glazed window to the front with fitted shutters, fitted sliding wardrobes, radiator, laminate flooring, coving to ceiling and recessed lighting.

BEDROOM TWO

2.69m x 2.71m (8'9" x 8'10")

Double glazed window to the rear with fitted shutters, radiator, coving to ceiling and recessed lighting.

BEDROOM THREE

1.71m x 2.12m (5'7" x 6'11")

Double glazed window to the front elevation with fitted shutters, laminate flooring and radiator.

BATHROOM

2.03m x 1.67m (6'7" x 5'5")

Fitted suite comprising panelled bath with "Aqualisa" shower, low flush WC with push button, vanity hand basin, chrome radiator, extractor fan, fully tiled, recess lighting, opaque double glazed window to the rear elevation.

ATTACHED GARAGE

2.72m x 5.27m (8'11" x 17'3")

Having an up and over garage door, power and light is connected.

OUTSIDE

To the exterior the property enjoys a generous lawned front garden with shrub borders and gravelled driveway providing ample car parking space for a number of vehicles leading to an attached garage. To the rear is a delightful enclosed lawned garden with flower tree and shrub borders, patio seating area, gravelled area, all enjoying a good degree of privacy.

ADDITIONAL INFORMATION**APPLIANCES**

None of the above appliances have been tested by the Agent.

SERVICES

Mains gas, electric, water. Telephone connection subject to renewal with British Telecom.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band C.

