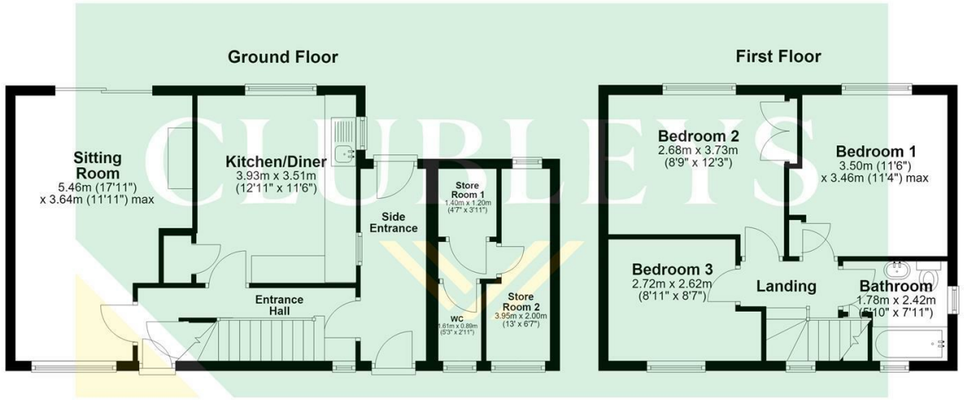


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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.

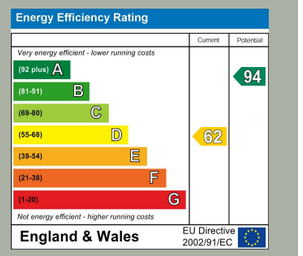
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

52 Market Place, Pocklington, York, YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com



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.

CLUBLEYS

4, Holborn Estate, Barmby Moor, YO42 4EG
£275,000



Imagine village green views to the front, open countryside to the rear and the opportunity to create a home that's entirely your own. Occupying a rarely available position, this three-bedroom home offers an exciting opportunity for buyers looking to modernise, personalise or potentially extend, subject to the necessary consents.

Well maintained over the years, the accommodation includes a lounge, dining kitchen, three well-proportioned bedrooms and a family bathroom. Outside, the generous gardens offer space to enjoy the surroundings, while a useful outhouse with two storage areas and a WC presents further potential to enhance the accommodation, subject to consent.

With no onward chain, wonderful open views and plenty of scope to make your mark, this is an opportunity worth exploring. Arrange your viewing and imagine the possibilities.

Freehold. East Riding of Yorkshire Council – Council Tax Band B.

rightmove www.clubleys.com ZOOPLA

ENTRANCE HALL
4.77m x 1.80 (15'7" x 5'10")
Having a front entrance door, understairs cupboard housing the electric fuse box, radiator, coving and stairs to first floor accommodation.

SITTING ROOM
5.46m x 2.59 2.95min (17'10" x 8'5" 9'8"in)
Double glazed window to the front, sliding patio doors to the rear, feature brick fireplace with gas fire. radiator, coving to ceiling and ceiling rose.

KITCHEN DINER
3.51m x 2.50m extending to 3.93m (11'6" x 8'2" extending to 12'10")
Fitted wall and base units, working surfaces, stainless steel sink and drainer unit with mixer tap, space for electric oven, under counter fridge, plumbing for washing machine, breakfast bar, fitted pantry cupboard, double glazed window to the rear, two double glazed windows to the side. wall mounted gas central heating boiler in concealed cupboard.

LANDING
2.48m x 1.83m (8'1" x 6'0")
Double glazed window to the front, loft access with light and boarding.

BEDROOM ONE
3.44m x 3.52m (11'3" x 11'6")
Double glazed window to the rear with views over open countryside, radiator, coving to ceiling and airing cupboard housing hot water cylinder.

BEDROOM TWO
3.70m x 2.68m (12'1" x 8'9")
Double glazed window to the rear with views over open countryside, coving, radiator and fitted cupboards.

BEDOOM THREE
2.62m x 2.72m (8'7" x 8'11")
Double glazed window to the front with views of the village green, coving to ceiling and radiator.

BATHROOM
1.78m x 2.42m (5'10" x 7'11")
Bath with electric shower over, WC, wash hand basin, built in storage cupboard, opaque double glazed windows to the front and side, tiled walls and radiator.

SIDE ENTRANCE
1.29m x 1.73m (4'2" x 5'8")
Front and rear access doors.

INNER HALL
0.86m x 1.32m (2'9" x 4'3")

SEPARATE WC
1.62m x 0.88m (5'3" x 2'10")
WC, sealed unit opaque window to the front and tiled flooring.

OUTHOUSE
1.40m x 1.21m (4'7" x 3'11")
Tiled floor, light.

OUTHOUSE
4.00m x 1.78m max x 1.37min (13'1" x 5'10" max x 4'5"in)
Sealed unit window to front and rear, tiled floor.

OUTSIDE
To the front, the property is approached via a paved pathway leading to the entrance. A low garden wall with gated access encloses the garden, complemented by a variety of established shrubs creating an attractive first impression.

The generous rear garden is north west facing , enjoys an open aspect across the surrounding countryside and offers a wonderful outdoor space. Predominantly laid to lawn, it features a patio seating area, a mature pond, established shrubs and borders, together with a greenhouse, two useful garden sheds and a summer house, providing excellent storage and versatile space for hobbies or relaxation.

ADDITIONAL INFORMATION
Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

AML OBLIGATIONS
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APPLIANCES
None of the above appliances have been tested by the Agent.

SERVICES
Mains Gas, Water, Electricity, and Drainage. Telephone connection subject to renewal by British Telecom.

COUNCIL TAX
East Riding of Yorkshire Council - Council Tax Band B.



