

17, Coach House Garth,
Barmby Moor, YO42 4DZ
£260,000



ABOUT THE PROPERTY

A beautifully presented, turnkey semi detached property, covering just over 1,000 square foot (excluding the garage) of well appointed accommodation

The home is accessed via a welcoming side entrance featuring attractive oak flooring, leading into a spacious and comfortable lounge complete with a charming log burner - perfect for relaxing evenings. The fitted kitchen is well-equipped with a range of floor and wall mounted units providing ample storage and workspace.

To the first floor, the property boasts three generously sized bedrooms along with a modern family bathroom.

Externally, the property is equally as impressive as the interior. A long driveway provide ample off road parking and lead to a garage with remote-controlled access. The well maintained garden is beautifully presented, featuring attractive border, garden shed, creating an ideal outdoor space for relaxation and entertaining.

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







Tenure: Freehold
East Riding of Yorkshire
Band: C

SIDE ENTRANCE HALLWAY

1.92m x 1.87m (6'3" x 6'1")

Entered via a side entrance door, having oak flooring, radiator, stairs to the first floor accommodation and a opaque double glazed window to the side elevation.

SITTING ROOM

4.90m x 4.63m (16'0" x 15'2")

Bay double glazed window to the front elevation, log burner, fitted shelving, radiator, and recess lighting.

KITCHEN

4.90m x 3.61m (16'0" x 11'10")

Matching arrangement of floor and wall cupboards with working surfaces incorporating one and a half stainless steel sink unit, integrated dishwasher, plumbing for a washing machine, space for a Range cooker with extractor hood above. Worcester wall mounted gas central heating boiler in concealed cupboard, tiled flooring with electric under floor heating, under stairs cupboard, two radiator, recess lighting, double doors to the rear elevation, and double glazed window to the rear elevation.

LANDING

Airing cupboard with fitted shelving, housing hot water cylinder, access to the loft which is part boarded.

BEDROOM ONE

4.69m x 2.77m (15'4" x 9'1")

Fitted wardrobes with lights, radiator, and double glazed window to the front elevation.

BEDROOM TWO

3.64m x 2.74m (11'11" x 8'11")

Storage cupboard with hanging rail, radiator, and double glazed window to the rear elevation.

BEDROOM THREE

2.03m x 3.62m (6'7" x 11'10")

Double glazed window to the front elevation and a radiator.

BATHROOM

2.05m x 2.62m (6'8" x 8'7")

Fitted suite comprising bath with shower over, pedestal hand basin, low flush WC, chrome ladder style radiator, under floor heating, recess lighting, and a opaque double glazed window to the rear elevation.

OUTSIDE

Enclosed rear garden, mainly laid to lawn, with patio

seating, outside tap, garden shed, and security lighting.

Driveway to the side of the property leading to a garage.

SEMI DETACHED GARAGE

2.78m x 5.46m (9'1" x 17'10")

Remote controlled garage door and power and light is connected.

ADDITIONAL INFORMATION

APPLIANCES

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

SERVICES

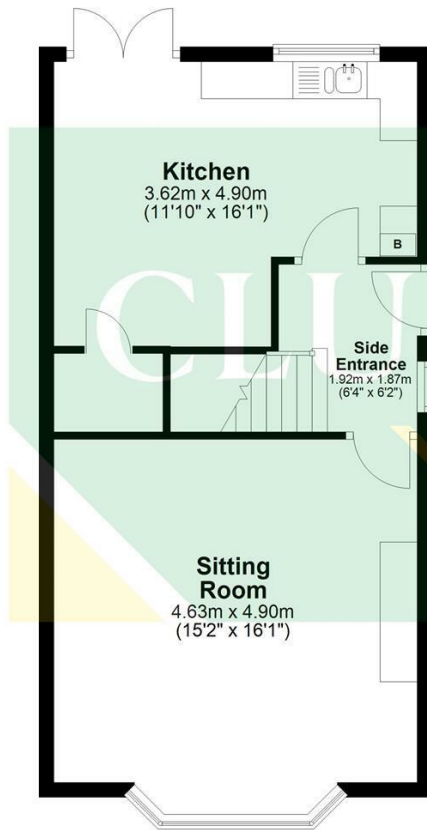
Mains Gas, Water, Electricity, and Drainage. Telephone connection subject to renewal by British Telecom.

COUNCIL TAX

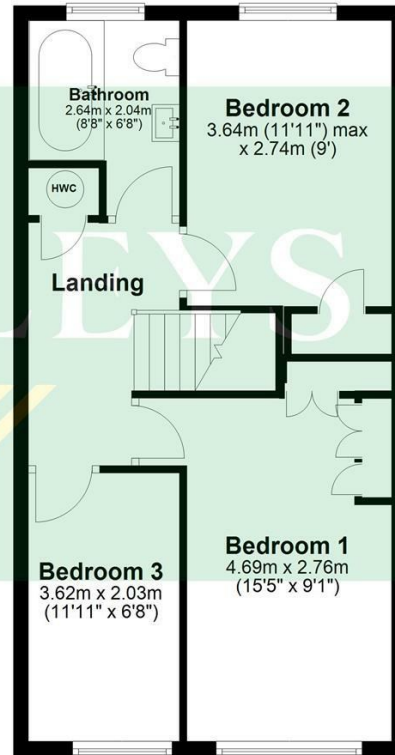
East Riding of Yorkshire Council - Council Tax Band C.



Ground Floor



First Floor



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.

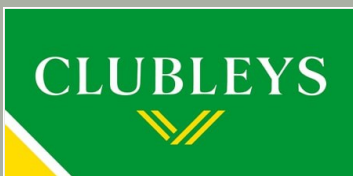
MORTGAGES

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.

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.



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

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	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 & 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.