



Barn Owl Cottage, Main Street,
Allerthorpe YO42 4RW
Price £300,000





****VIRTUAL TOUR AVAILABLE**** Barn Owl Cottage stands proudly in this highly desirable village of Allerthorpe. The property is an ideal purchase for professionals, a bolt hole or somebody downsizing. The accommodation offers entrance hall with cloakroom, sitting room, dining kitchen with integrated appliances, on the first floor there are three bedrooms the master bedroom offers en-suite shower and house bathroom. Other features to note are uPVC double glazing, gas central heating, attached garage and patio garden. Creative use of the velux windows has given the cottage a light and airy feel and we recommend an internal viewing.

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.

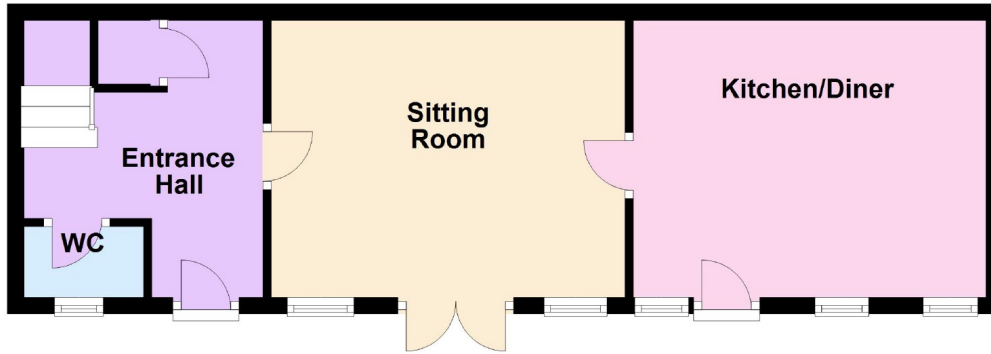
OPENING HOURS

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

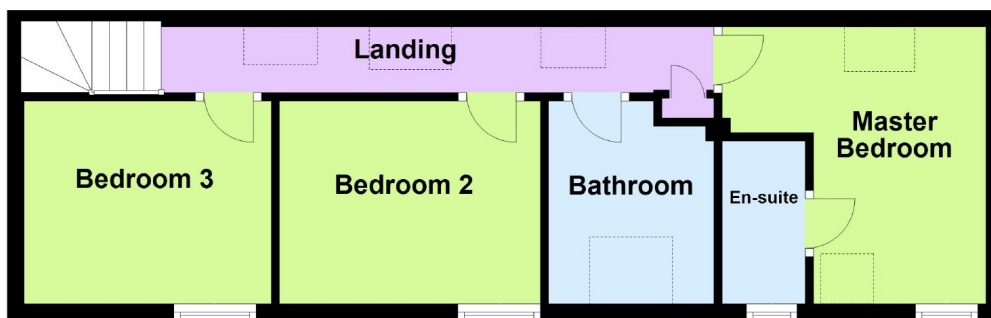
PROPERTY VALUATION/SURVEY

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.

Ground Floor



First Floor



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		Family Bathroom	3.65m x 3.62m
Cloakroom/WC		Garage	
Sitting Room	3.37m x 5.26m	Courtyard Garden	
Dining Kitchen	3.35m x 4.27m		
Landing			
Master Bedroom	2.84m x 3.37m		
En-suite Shower Room	3.14m x 2.34m		
Bedroom Two	1.96m x 3.01m		
Bedroom Three			

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

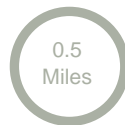
appointment be made to see Faye Rowland (Holmeffield Financial Solutions), Mortgage and Protection Adviser, by phoning her on 07540 536892 email Faye@holmeffieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you 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



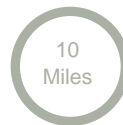
LOCATION

Allerthorpe is situated midway between the cities of York and Hull and has the towns of Pocklington, Market Weighton, Howden and Selby all within easy accessibility. The village offers a public house/ restaurant and nearby Lakeland Park with water sports and café. There is also an active village hall and church,

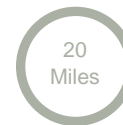
TRAVEL



A1079



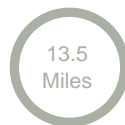
A64



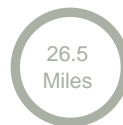
M62 Howden

APPROX

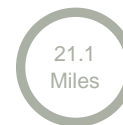
Distance by (Car)



York



Hull



Beverley



Chartered Surveyors

Estate Agents

Lettings Agents &

Auctioneers

52 Market Place, Pocklington, York, YO42 2AH

01759 304040

pocklington@clubleys.com

www.clubleys.com

