



High Street

Barmby on the Marsh, Nr Howden, DN14 7HW

Asking Price Of £395,000

Property Features

- Much improved Detached Dormer House in rural Village
- Lounge, Dining Room, Stunning Kitchen & Utility
- 4 Bedrooms & Luxury Bathroom
- Gas CH, UPVC DG & Double Garage
- Landscaped rear Garden with Summerhouse

Full Description

SITUATION

From Goole take the A614 and then the B1228 to the edge of Howden. At the Knedlington Road Crossroads turn left and proceed through the Village of Asselby into Barmby-on-the-Marsh. On entering the Village along High Street the property will be found on the right handside clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consists of a much improved Detached Dormer style House being situated on the edge of the popular rural Village of Barmby-on-the-Marsh and within 4 miles of the historic Market Town of Howden. The cities of Hull, York and Leeds are within easy commuting distance and Junction 36 of the M62 allows easy access to the Motorway Network. The good sized accommodation presently comprises:

GROUND FLOOR

ENTRANCE PORCH

UPVC front door leading to:

LOUNGE 15' 9" x 11' 9" (4.8m x 3.58m)

Brick fireplace housing cast iron stove, bay window to front, 2 radiators, 2 wall lights and opening into:

DINING ROOM 17' 0" x 12' 0" (5.18m x 3.66m)

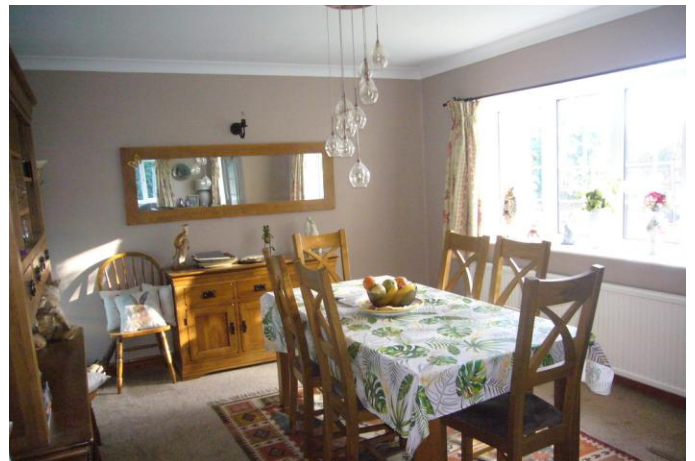
Bay window to front, radiator and wall light.

INNER HALLWAY

Radiator and staircase to the first floor.

STUNNING KITCHEN 13' 0" x 11' 9" (3.96m x 3.58m)

Extensive range of Shaker style units comprising sink unit, base units with granite worktops and upstands, wall cupboards, larder unit and built in shoe cupboard. Built in double oven and integrated fridge freezer and dishwasher. Island unit with built in hob with extractor over, integrated wine cooler, pan drawers and breakfast bar.



UTILITY ROOM 11' 3" x 7' 6" (3.43m x 2.29m)

Range of Shaker style units comprising sink unit, base units with granite worktops and upstands and larder unit.

Plumbing for auto washer, radiator, gas central heating boiler and UPVC door to rear garden.

SIDE BEDROOM 12' 9" x 8' 9" (3.89m x 2.67m)

Radiator.

LUXURY BATHROOM

White contemporary suite comprising freestanding bath, twin washbasins on stand with drawers under, low flush WC and body jet shower cubicle. Heated towel rail, ceramic tiled walls and porcelain tiled floor.

FIRST FLOOR

LANDING

This is approached via the staircase from the Inner Hallway and opening from the spacious Landing which has a radiator and access into the eaves storage space are:

MASTER BEDROOM 15' 0" x 10' 6" (4.57m x 3.2m)

Range of built in wardrobes with centre dressing table and bedside cabinets. Radiator and leading to:

ENSUITE CLOAKROOM

White suite comprising low flush WC and vanity washbasin. Built in cupboard.

FRONT BEDROOM 14' 0" x 10' 3" (4.27m x 3.12m)

Built in wardrobe and radiator.

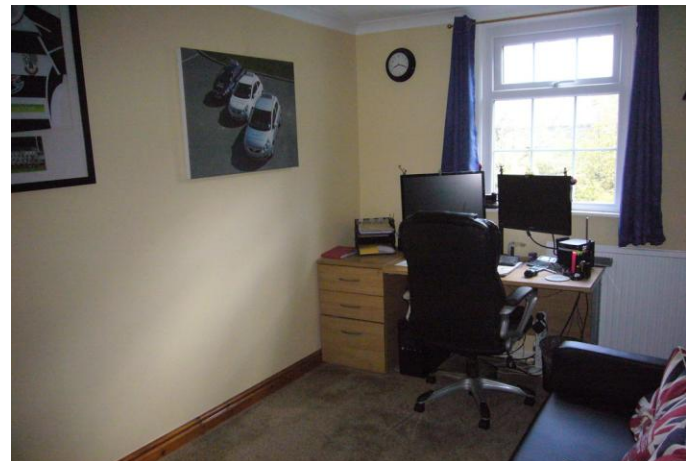
FRONT BEDROOM / STUDY 11' 3" x 8' 0" (3.43m x 2.44m)

Radiator.

TO THE OUTSIDE

DOUBLE GARAGE with gated driveway approach from High Street which provides extensive additional Off Street Parking.

Lawned Gardens to front and side together with enclosed landscaped Garden to rear with summerhouse, patio area and astro turf grass.



SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

COUNCIL TAX

It is understood that the property is in Council Tax Band D, which is payable to the East Riding of Yorkshire Council.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

OFFER PROCEDURE

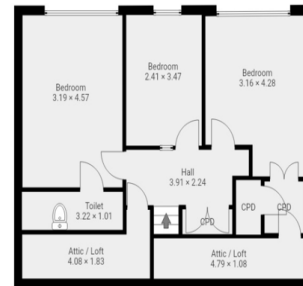
If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLAN

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements