



9 Barn Hill Farm  
Selby Road, Howden, DN14 7JP

**Asking Price Of £225,000**

# Property Features

- Barn Conversion part of unique Courtyard Development
- 20' Lounge & 15' 6" Dining Kitchen
- 2 Double Bedrooms both with Ensuite Shower Rooms
- LP Gas CH, UPVC DG & allocated Parking
- Located on the edge of the Market Town of Howden



## Full Description

### SITUATION

From Goole take the A614 towards Howden. Pass over Boothferry Bridge and at the mini-roundabout turn left towards Selby. Proceed for approximately 2 miles and the Barn Hill Farm Development will be found on the right handside.

### THE PROPERTY

This consists of a good sized Barn Conversion being part of a unique Courtyard Development of Farm Buildings nestled on the edge of the sought after Market Town of Howden which is ideally placed for York, Hull, and Leeds, and within 2 miles of J37 of the M62. The accommodation comprises:

### GROUND FLOOR

#### ENTRANCE

French doors leading to:

#### LOUNGE 20' 3" x 13' 0" (6.17m x 3.96m)

Contemporary electric fire, 2 radiators, understairs cupboard, wall lights and spindled staircase to first floor.



#### DINING KITCHEN 15' 6" x 14' 0" (4.72m x 4.27m)

Range of shaker style units comprising sink unit, base units with worktops and wall cupboards. Built in oven and ceramic hob with extractor over. Integrated fridge, freezer and dishwasher. Island unit with oak worktop. Radiator, downlighters and part ceramic tiled walls.



#### UTILITY / CLOAKROOM 6' 3" x 6' 0" (1.91m x 1.83m)

Range of shaker style units comprising of base units with worktops and wall cupboards. Plumbing for auto washer. White low flush WC and hand wash bowl. Part ceramic tiled walls.



## REAR ENTRANCE HALL

Radiator and UPVC door to the enclosed Courtyard.

## FIRST FLOOR

### LANDING

This is approached via the spindled staircase from the Lounge and opening from the Landing are:

### FRONT BEDROOM 20' 3" x 9' 6" (6.17m x 2.9m)

2 radiators and leading to:

### ENSUITE SHOWER ROOM

White suite comprising panelled in bath, pedestal washbasin with tiled splashback and low flush WC. Shower overbath with side screen. Radiator.



### REAR BEDROOM 14' 0" x 12' 0" (4.27m x 3.66m)

2 radiators and leading to:

### ENSUITE SHOWER ROOM

White suite comprising panelled in bath, pedestal washbasin with tiled splashback and low flush WC. Shower overbath with side screen. Radiator.



### OUTSIDE

Block paved patio area to front.

Enclosed Courtyard to rear with Timber Store.

The property has 2 parking spaces in the parking area which is situated at the entrance to Barn Hill Farm.

### SERVICES

It is understood that mains water and electricity are laid to the property with drainage to a Mini-Treatment Plant. There is liquid propane gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units



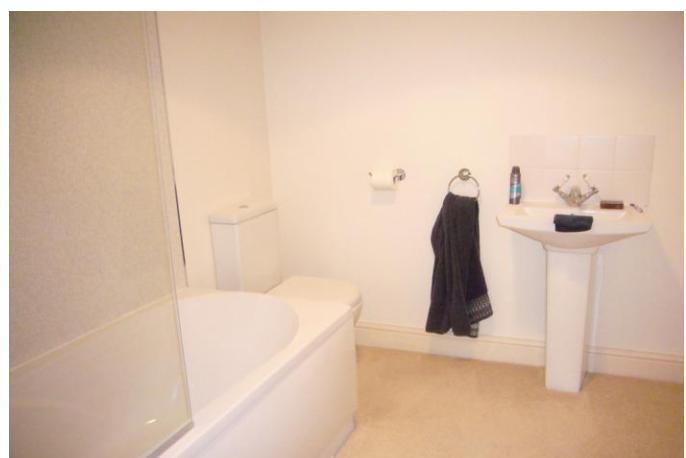
None of the services or associated appliances have been checked or tested.

### COUNCIL TAX

It is understood that the property is in Council Tax Band B, 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.

## PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

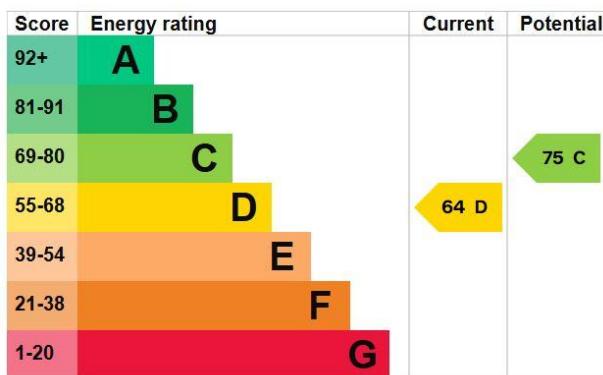
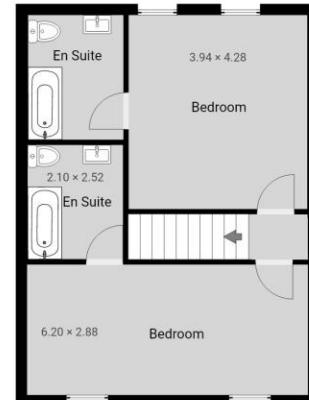
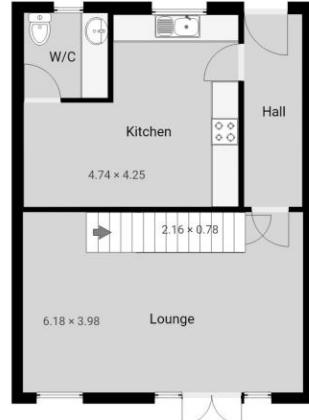
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

## 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 PLANS

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.



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