



THE LOCATION

Huggate is a sought after Wolds village located midway between the Market Towns of Pocklington and Driffield where a good range of facilities and amenities are on offer and conveniently situated for commuting to York and Hull, and on the school bus route to popular primary and secondary schools. There is a well regarded public house.

THE PROPERTY

Situated in the pretty Wolds village of Huggate, this splendid barn conversion is ideally located for those wishing to enjoy the benefits of rural life yet still offers good road access to Pocklington, York, Driffield, Beverley and The East Coast. The original farm buildings date back to the 1850's but were converted during the 1990's and offers interesting and characterful accommodation. Offering entrance hall, cloakroom, sitting room, fitted kitchen, separate dining room, which could easily be opened through to create an large dining kitchen on the first floor lies three bedrooms, en-suite bathroom to the master and separate shower room. Some cosmetic updating is required.

DIRECTIONS

On leaving our Pocklington office, head out on the Kilnwick Road towards Warton, turning left after Kilnwick Percy and signposted Huggate. Head into the village and bear left and Manor Farm Court is situated on the right hand side.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL 4'5" x 15'7" (1.35m x 4.74m)
Entered via timber front entrance door and night storage heating.

CLOAKROOM

Fitted suite comprising low level WC and vanity hand basin and tiled flooring.

FITTED KITCHEN 9'7" x 14'8" (2.93m x 4.48m)
Fitted with a matching arrangement of floor and wall cupboard, built in electric oven, four ring electric hob, built in dishwasher, one and half stainless steel sink unit, breakfast bar, microwave, built in fridge, halogen spotlighting, arched windows to the rear.

SITTING ROOM 13'4" x 18'3" (4.07m x 5.57m)

Having a sealed unit window to the front elevation, arch windows to the rear, exposed brick fireplace with log burner this hasn't been used for a number of years and beams

DINING ROOM 11'9" x 11'3" (3.57m x 3.44m)

Having a tiled flooring, night storage heater, laminate flooring, and rear external door. There is potential to open through to create an large dining kitchen.

LANDING 10'10" x 10'0" (3.31m x 3.04m)

Sealed unit window to the front elevation and night storage heater.

SHOWER ROOM

Well equipped fitted contemporary white suite comprising Wash hand basin, low flush WC and shower cubicle.

MASTER BEDROOM 13'6" x 16'2" (4.12m x 4.92m)

Having sealed unit window to the front and side elevation and fitted wardrobes.



EN-SUITE BATHROOM 5'7" x 9'10" (1.69m x 3.00m)

Fitted suite comprising jacuzzi bath with mixer tap with telephone attachment, low level WC, vanity wash hand basin, chrome electric heater and sealed unit window to the rear elevation.

BEDROOM TWO 11'4" x 10'10" (3.45m x 3.29m)

Sealed unit window to the rear elevation, fitted cupboards and night storage heater.

BEDROOM THREE 13'0" x 8'2" (3.96m x 2.49m)

Sealed unit window to the rear

GARAGE ONE 9'11" x 15'9" (3.03m x 4.80m)

Up and over doors.

GARAGE TWO

The garage door currently doesn't work, this is identical to garage one.

OUTSIDE

Gravelled garden to the front with path leading to the front of the property. Lawned garden to the rear with brick boundary walls and patio seating area.

ADDITIONAL INFORMATION;

SERVICES

Mains water, electricity, and mains drainage. Telephone connection subject to renewal with British Telecom.

APPLIANCES

None of the electrical appliances have been tested by the Agent

LOCAL AUTHORITY

East Riding Council Tax Band D

TENURE

Freehold

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 and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email surveys@clubleys.com

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 01759 304040 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, 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.

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.



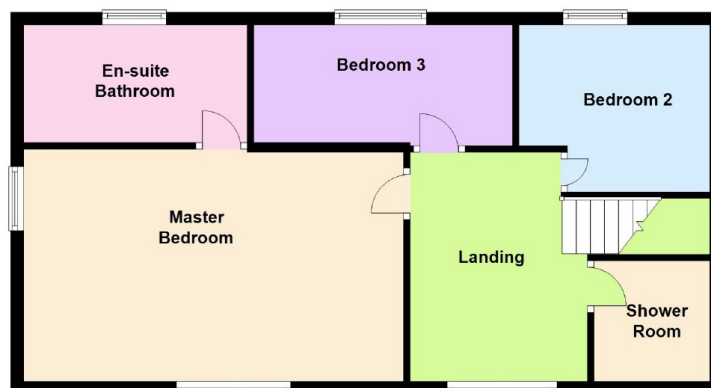
Floor Plan

This plan is for illustrative purposes only

Ground Floor



First Floor



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