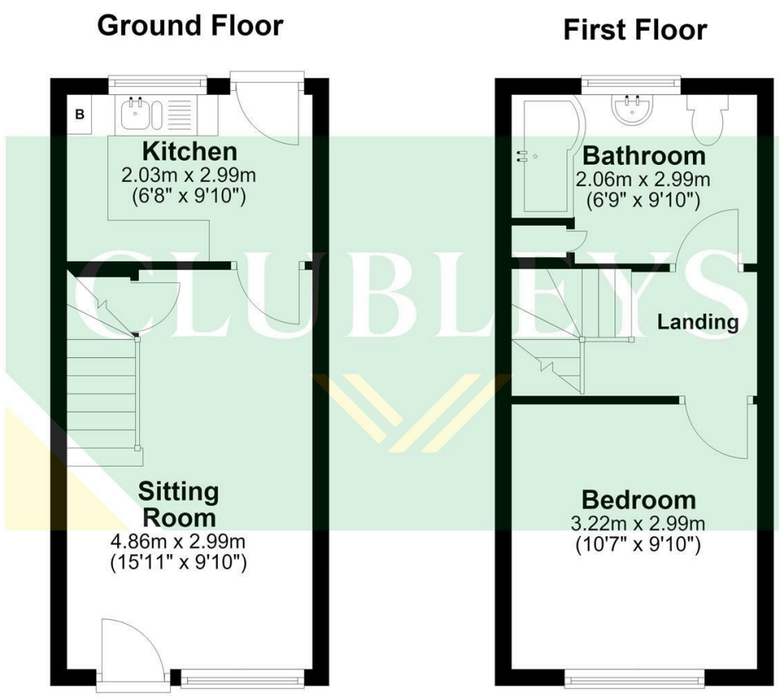


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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.

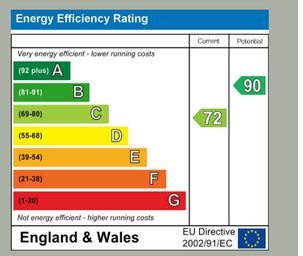
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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



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.

CLUBLEYS

2 The Cottages, Flat Lane, Barmby Moor, YO42 4DW
£155,000







Situated in a sought-after village this beautifully presented turn-key home has been thoughtfully enhanced to suit modern living, combining stylish interiors with practical design. The property enjoys a landscaped rear garden overlooking the village church, together with private off-road parking. Impeccably maintained throughout, the accommodation has been carefully designed to create a welcoming and comfortable home. With picturesque countryside walks on the doorstep, the property offers the perfect balance of village charm and convenience.

The heart of the home is the bright and inviting sitting room, where natural light creates a warm and relaxing atmosphere. This space flows seamlessly into the contemporary kitchen, enhancing the sociable layout of the ground floor. The kitchen is fitted with an excellent range of modern units, complemented by an integrated electric oven and hob, while views over the rear garden add to its appeal. A useful understairs storage cupboard provides additional practicality.

To the first floor is a generous double bedroom and a spacious, well-appointed bathroom, both finished to the same high standard found throughout the property.

Beautifully presented from top to bottom, this is an ideal opportunity for first-time buyers, professionals, downsizers or anyone seeking a low-maintenance home in a desirable village setting.

This property is FREEHOLD. East Riding of Yorkshire Council - Council Tax Band A.

rightmove

www.clubleys.com

ZOOPLA

SITTING ROOM
2.98m x 4.86m (9'9" x 15'11")
Entered via a UPVC front entrance door, stairs to the first floor accommodation, under stairs cupboard, concealed radiator, laminate flooring, recess lighting, coving to ceiling and double glazed window to the front elevation.

KITCHEN
2.99m x 2.03m (9'9" x 6'7")
Matching arrangement of floor and wall cupboards, working surfaces incorporating composite one and a half sink unit with mixer tap, built in electric oven, electric hob with extractor hood over, plumbing for washing machine. Ideal gas central heating boiler in concealed cupboard, recessed lighting, tiled flooring, coving to ceiling, radiator, UPVC rear door and double glazed window to the rear elevation.

LANDING
Access to the loft, coving to ceiling.

BEDROOM ONE
3.21m x 2.99m (10'6" x 9'9")

BATHROOM
3.00m x 2.06m (9'10" x 6'9")
Fitted suite comprising P shaped bath with cupboards below, mixer tap, shower over and side screen, pedestal hand basin, low flush WC, extractor fan, chrome ladder style radiator, coving to ceiling, part tiled walls and opaque double glazed window to the rear elevation.

OUTSIDE
To the rear of the property is a low maintenance garden which is paved, external electric sockets, outside tap, rear access gate and garden shed with lights.
Allocated parking.

ADDITIONAL INFORMATION
The property benefits from a newly installed Ideal gas central heating boiler and a new electric fuse board.

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

SERVICES
Mains Water, Gas, Electricity and Drainage, telephone subject to renewal by British Telecom.

COUNCIL TAX
East Riding of Yorkshire Council - Council Tax Band A.



