



THE LOCATION

Barmby Moor is an increasingly popular village, benefitting from a respected school, public house, Post Office and Church. It is strategically situated approximately 2 miles from Pocklington, 13 miles from York and 19 miles from Beverley. As such it provides ready access to an excellent range of facilities and amenities. Access to the National Motorway network is via the A1079, A63 and A64.

THE PROPERTY

****AVAILABLE END OF JANUARY 2019** TO LET ON AN ASSURED SHORTHOLD TENANCY FOR A FIXED TERM OF 6 MONTHS.** Not suitable for pets & smokers. **BOND £1000. TO LET ON AN ASSURED SHORTHOLD TENANCY AGREEMENT FOR SIX MONTHS INITIALLY.** Please note that the prospective tenant is responsible for referencing fees through 'HomeLet' and fees for the tenancy agreement. Situated in exclusive development, built in 2018 this three bedroomed semi detached house offers modern living accommodation offering lounge/dining room, fitted kitchen with integrated appliances, three bedrooms and family bathroom. Parking to the rear and enclosed



ENTRANCE HALL 13'9" x 3'7" (4.20m x 1.09m)

Composite front entrance door, radiator and stairs to first floor accommodation.

CLOAKROOM/WC

Fitted with two piece suite comprising 'vitra' floating hand wash basin, low flush WC, radiator and sliding double glazed window to the front elevation.

OPEN PLAN KITCHEN/DINING/LOUNGE

31'6" (extending to) x 7'1" (narrowing to) (9.61m (extending to) x 2.17m (narrowing to))

Well appointed fitted kitchen including floor and wall cupboards, built in dishwasher, fridge/freezer, electric oven, electric hob with extractor fan over, plumbing for washing machine, stainless steel sink unit, radiator and sliding double glazed window to the front elevation. Opening to.....

LOUNGE/DINING ROOM 19'1" x 14'5" (5.81m x 4.39m)

Double doors to the garden, two radiators and under stairs cupboard.

LANDING

BEDROOM ONE 14'4" x 11'10" (4.37m x 3.61m)

Two sliding sash double glazed windows to the front elevation, two radiators and cupboard off.

BEDROOM TWO 12'9" (max) x 7'10" (3.89m (max) x 2.40m)

Sliding sash double glazed window to the rear elevation and radiator.

BEDROOM THREE 9'3" x 6'1" (excluding door recess) (2.81m x 1.86m (excluding door recess))

Sliding sash double glazed window to the rear elevation and radiator.

BATHROOM

Fitted white suite comprising bath, low flush WC, 'vitra' floating hand wash basin, double shower cubicle and chrome radiator.

REAR GARDEN

Fenced patio area, artificial grass and rear gate leading to car park.

VIEWING

By appointment with the agent.

OPENING HOURS

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



Chartered Surveyors,
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