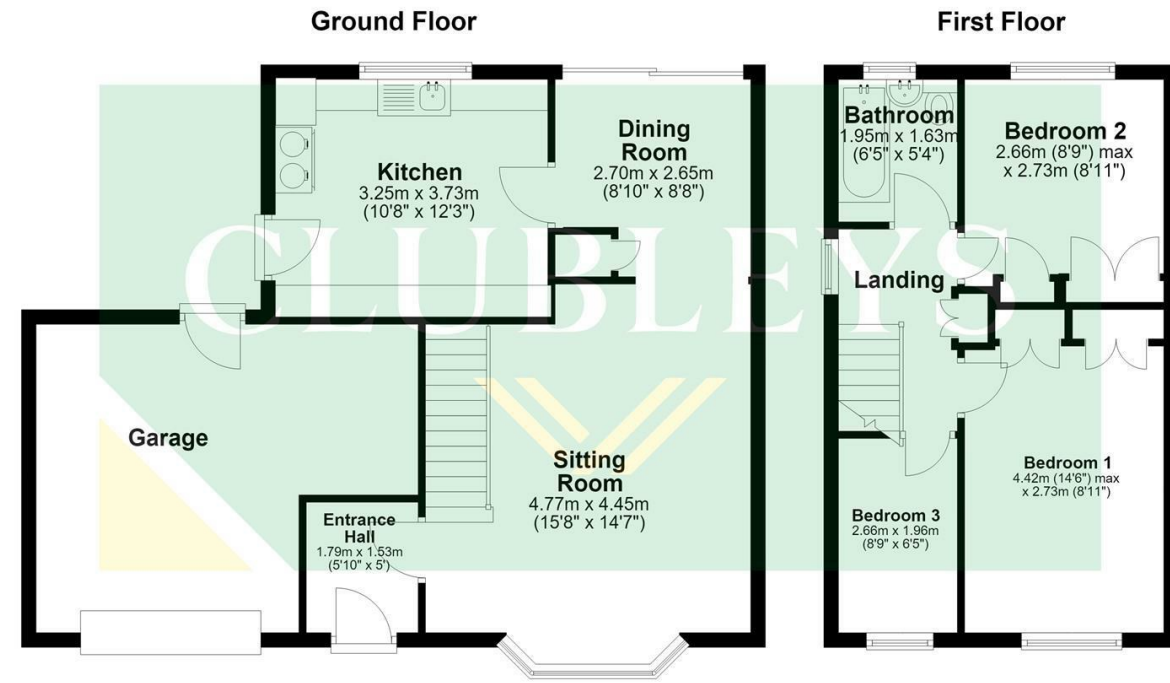




Coble Landing, 2, Beckside South,  
York, Barmby Moor, YO42 4HB  
£255,000



**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.gov.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.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 (Holmfieled Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmfieledsolutions.co.uk](mailto:Faye@holmfieledsolutions.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. Holmfieled 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.



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| Energy Efficiency Rating                    |  | Current      | Potential |
|---|--|--------------|-----------|
| Very energy efficient - lower running costs |  |              |           |
| (92 plus) A                                 |  |              |           |
| (81-91) B                                   |  |              |           |
| (69-80) C                                   |  |              |           |
| (55-68) D                                   |  | 70           | 76        |
| (39-54) E                                   |  |              |           |
| (21-38) F                                   |  |              |           |
| (1-20) G                                    |  |              |           |
| Not energy efficient - higher running costs |  |              |           |
| England & Wales                             |  | EU Directive |           |
|   |  | 2002/91/EC   |           |

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.

Beautifully improved semi-detached home occupying a desirable non-estate position within the popular village of Barmby Moor. Offering well-presented accommodation including a modern fitted kitchen, spacious lounge opening into the dining room, three bedrooms and a contemporary family bathroom. Outside, the property boasts impressive gardens, two driveways providing ample off-street parking, together with a garage and workshop, making this an ideal home for a range of buyers.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band C.



[www.clubleys.com](http://www.clubleys.com)



**ENTRANCE PORCH**

1.79m x 1.53m (5'10" x 5'0")

Entered via a UPVC front entrance door, having tiled flooring and a radiator.

**SITTING ROOM**

4.77m x 4.45m (15'7" x 14'7")

Gas fire in feature surround, radiator, stairs to the first floor accommodation, and bay double glazed window to the front elevation.

**DINING ROOM**

2.70m x 2.64m (8'10" x 8'7")

Sliding doors to the rear elevation, laminate flooring, coving to the ceiling and a under stairs cupboard.

**KITCHEN**

3.26m x 3.73m (10'8" x 12'2")

Range of fitted cupboards, working surfaces incorporating electric range, gas hob with extractor fan above, one and a half stainless steel sink unit, plumbing for a washing machine, gas boiler in concealed cupboard and double glazed window to the rear elevation.

**LANDING**

Fitted cupboards, double glazed window to the side elevation and access to the loft.

**BEDROOM ONE**

2.71m x 3.81m (8'10" x 12'5")

Fitted wardrobes, coving to the ceiling, radiator and double glazed window to the front elevation.

**BEDROOM TWO**

2.70m x 2.66m (8'10" x 8'8")

Double glazed window to the rear elevation and radiator.

**BEDROOM THREE**

1.96m x 2.66m (6'5" x 8'8")

Double glazed window to the front elevation and a radiator.

**FAMILY BATHROOM**

1.96m x 1.63m (6'5" x 5'4")

Fitted suite comprising bath with mixer tap and shower over, pedestal hand basin, low flush WC, chrome radiator, and opaque double glazed window to the rear elevation.

**GARAGE/WORKSHOP**

5.23m x 2.72m extending to the 4.34m (17'1" x 8'11" extending to the 14'2")

Up and over garage door, with power and light connected, rear personal door.

**OUTSIDE**Block paved garden to the front.  
Parking.**ADDITIONAL INFORMATION;****SERVICES**

Mains water, gas, electricity and drainage.

**APPLIANCES****COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band C.

