



Bay Tree Cottage High Street Barmby on the Marsh DN14 7HS

**£189,950
FREEHOLD**

**** PLEASE SEE VIDEO TOUR LINK BELOW ****

We are pleased to welcome to the market this well presented and extended two bedroom property located in the countryside village of Barmby on the Marsh that benefits from an Italian restaurant, Primary School and beautiful countryside walks. The village is also approximately 5 miles from the historic market town of Howden which offers plentiful amenities. Internally the property comprises of a modern kitchen, a useful utility area and a spacious dining room that is open aspect into the sitting room. To the upstairs there are two double bedrooms and the house bathroom. Outside, the property benefits from a paved and gravelled front garden and a fully enclosed rear garden that is predominately laid to lawn but also benefits from a paved patio area and timber shed. An internal inspection is highly recommended to fully appreciate the living accommodation that this property has to offer.

EPC: C



- ** PLEASE SEE VIDEO TOUR LINK BELOW **
- Semi-detached property
- Useful utility area with access to the front and rear elevation
- Dining room that is open aspect into the sitting room
- Feature log burner located in the sitting room
- Two double bedrooms

Entrance Hall

Having a UPVC double glazed entrance door with one central heating radiator, understairs storage cupboard and laminate floor.

Dining Area

A spacious dining area with open aspect into the sitting room and benefitting from a modern electric fireplace with pebble effect fire inset, one central heating radiator and laminate floors.

Sitting Room

A spacious sitting room with laminate floors and double glazed French doors that provide access into the rear garden. There is also a feature corner log burner and one central heating radiator.

Kitchen

A modern kitchen with plentiful base and wall units with laminate work tops and tiled surround. There are a variety of integrated appliances that include a 1 1/2 bowl stainless steel single drainer sink, four ring ceramic hob with an extractor above and an under counter Zanussi electric oven. There is also one central heating radiator and a separate 'breakfast bar' with the necessary space for a fridge / freezer. A characterful stable door provides access into the utility area.

Utility Area

A useful utility area with UPVC doors to the front and rear elevation. There are useful base and wall units with laminate work tops and incorporate a stainless steel single drainer sink. There is also tiled flooring, gas central heating boiler and the necessary plumbing for a washing machine.

Staircase / landing

Carpeted staircase and landing with a useful storage cupboard, one central heating radiator and access to the loft.



Bedroom One

A spacious double bedroom located to the rear elevation with double glazed windows and one central heating radiator.

Bedroom Two

A sizeable second double bedroom located to the front elevation with double glazed windows and one central heating radiator.

Bathroom

A white suite comprising of a panelled bath with electric shower over, vanity wash hand basin with a useful cupboard underneath and W.C.

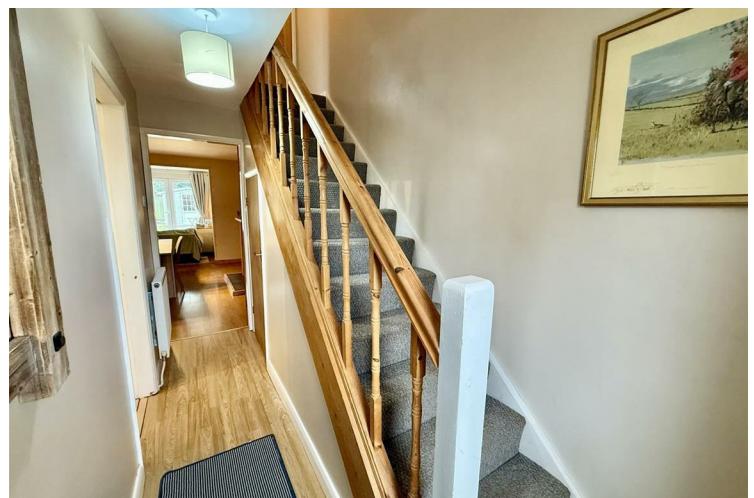
Outside

To the outside the property benefits from a paved and gravelled area to the front elevation, there is also a side access with a gate leading into the rear garden. The rear garden is fully enclosed and predominately laid to lawn, with a paved patio seating area, gravelled area and a timber garden shed.

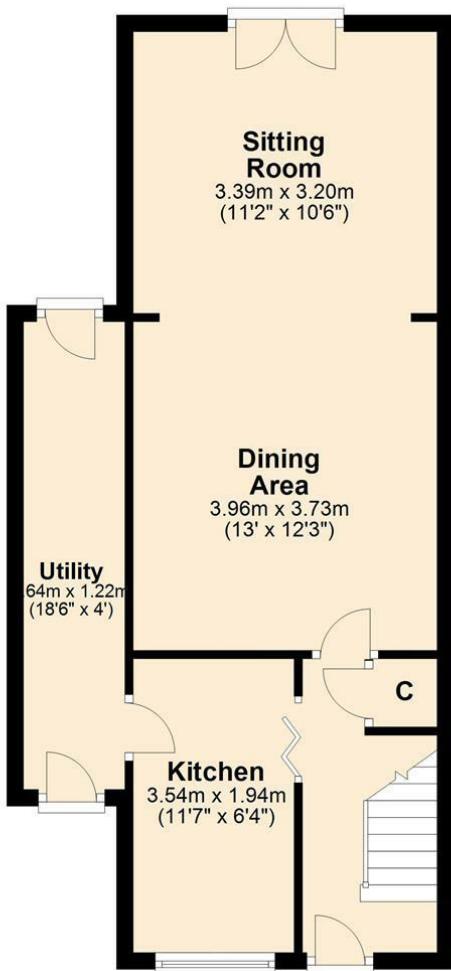
Please note that there is an additional section of garden between the newly erected fence and the boundary wall to the neighbouring property. This has been partitioned by the current vendor as the neighbouring property has a pedestrian right of way through this area to the front of the property.



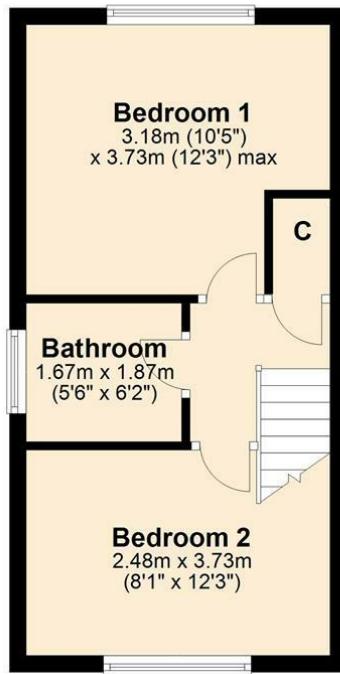
- House bathroom
- Fully enclosed rear gardens
- Countryside, village location within close proximity to Howden
- Viewing highly recommended



Ground Floor



First Floor



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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