



HUDSON
MOODY

St Helens Cottage High Street, Barmby-On-The-Marsh, Goole DN14 7HT



A fine former farmers cottage complemented by **LOVELY SOUTHERLY FACING GARDENS** and garaging. Barmby-On-The Marsh is an attractive commuter village to the south of York; conveniently situated for York, Selby and further afield via the M62, A1, A19 and M18 road networks. Conveniently offered with no onward chain.

A front entrance door enters into welcoming hallway with WC off. Beside the hall is a large living room incorporating a snug area with central open brick chimney housing an electric fireplace. From the living room, a step down leads into a dining area which includes French doors and provides access to a sheltered veranda beyond. To the rear of the property is a well proportioned kitchen diner which enjoys garden views and access to the driveway to the side of the property. The kitchen comprises a range of fitted units plus free standing fridge, freezer, tumble dryer and washing machine . There is also a double oven with electric hob and extractor over. Tiled floor.

To the first floor are 3 good sized bedrooms. There is a large house bathroom in avocado colours including separate shower cubicle. A storage cupboard houses a gas boiler.

Outside: double iron gates enter into a tarmac drive providing generous off road parking provision leading up to a detached garage which incorporates a work bench and garden access To the rear is a lovely lawned southerly facing garden enclosed by timber fenced boundaries flanked within via well stocked decorative borders. Immediately to the rear of the property is a feature brick arched veranda and to the far corner of the garden is a paved patio. A pedestrian gate and paved pathway lead to the front entrance which continues to the side of the property linking front and rear.

In summary, an opportunity to secure a versatile property likely to appeal to potential buyers both up and downsizing.

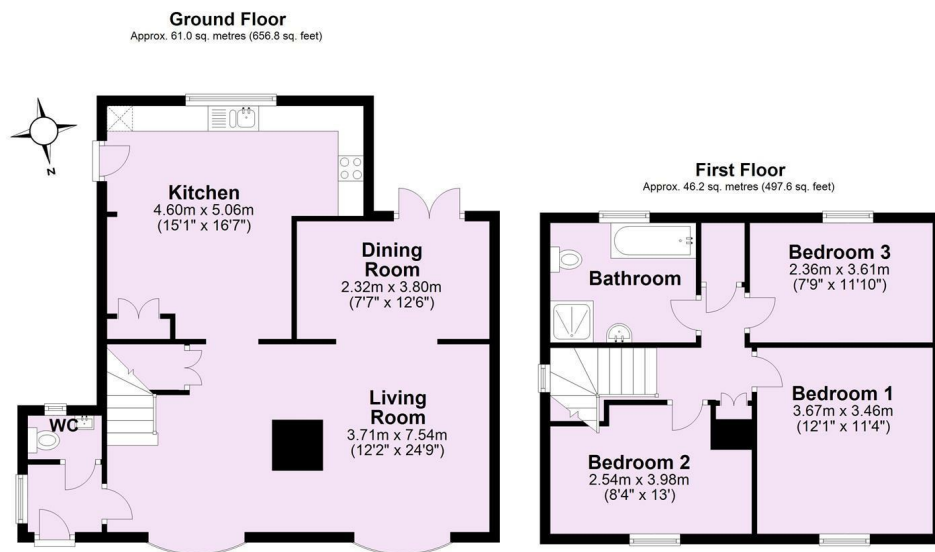


- 3 Bedroom Detached Cottage
- Kitchen Diner
- Living Room + Feature Brick Chimney
- Dining Room
- Bathroom + Ground Floor WC
- Brick Arch Veranda
- Garage + Off Road Parking
- Lovely Lawned Gardens
- Call Hudson Moody to View

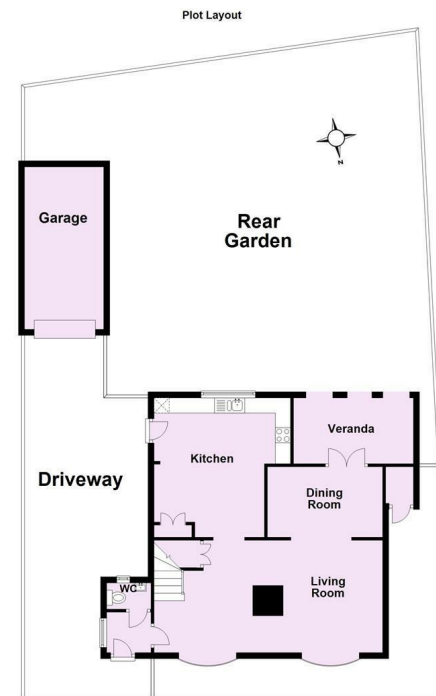
Guide Price £279,500

Tenure: Freehold

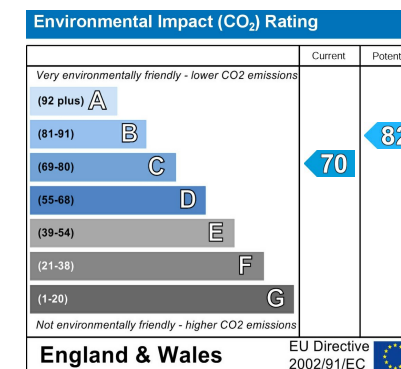
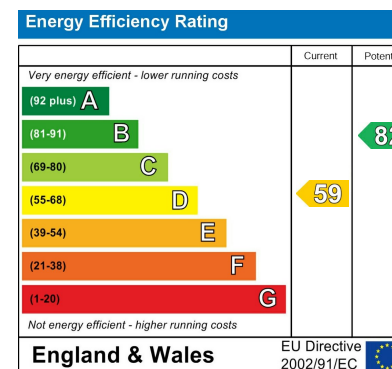




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