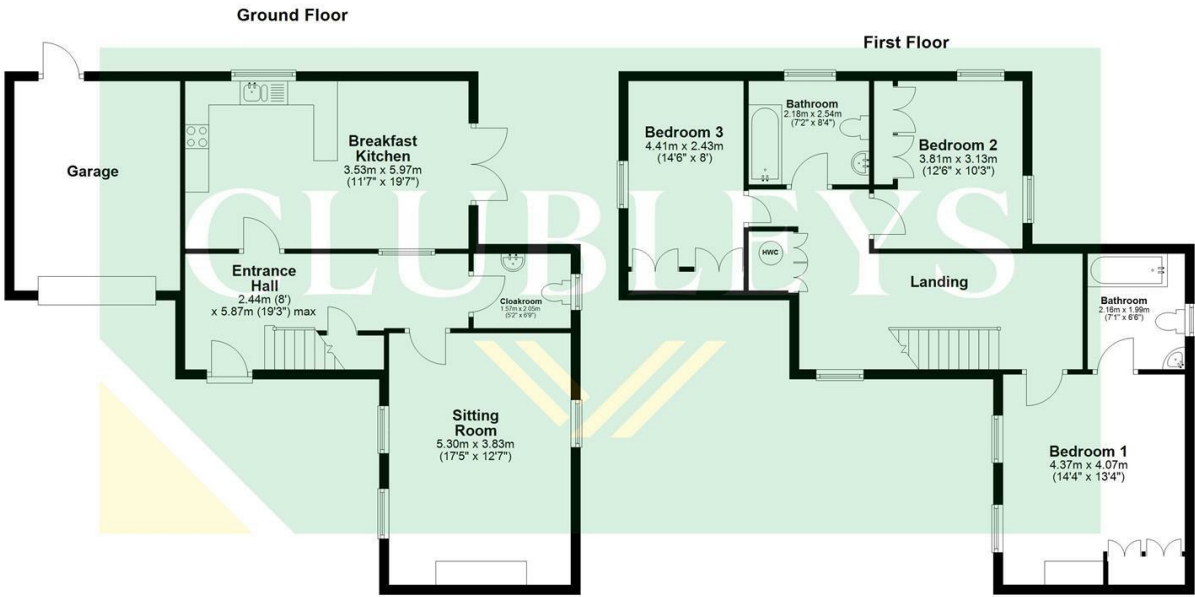




Wynthorpe Granary, Main Street,
North Dalton, YO25 9XA
£275,000



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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.

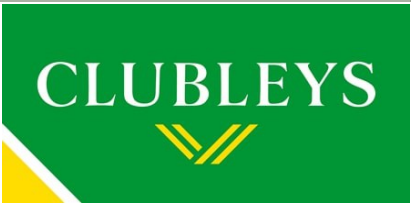
OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

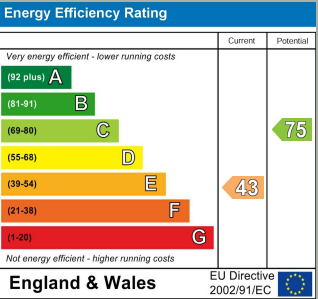
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. 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.



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.

Offered to the market with no onward chain, this three-bedroom barn conversion is situated in the highly desirable village of North Dalton, conveniently located between Driffeld and Pocklington.

The property offers spacious and versatile accommodation throughout, retaining character features including exposed beams and a open fireplace, whilst offering an opportunity for some updating and modernisation. The accommodation comprises a welcoming entrance hall, cloakroom/WC, generous breakfast kitchen, and a impressive living room.

To the first floor are three well-proportioned double bedrooms, including a master bedroom with en-suite bathroom, together with a family bathroom.

Outside, the property benefits from a private garden which is designed for ease of maintenance and provides an ideal space for outdoor enjoyment.

A rare opportunity to acquire a characterful village home with significant potential in a sought-after rural location.

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



www.clubleys.com



ENTRANCE HALL

2.44m x 5.87m (8'0" x 19'3")

Entered via a timber front entrance door, two wall light points, radiator, stairs to the first floor accommodation and under stairs cupboard.

BREAKFAST KITCHEN

5.97m x 3.53m (19'7" x 11'6")

Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half bowl sink unit, electric hob, integrated oven. Recess lighting, two sealed unit windows to the rear elevation and French doors leading to the garden.

SITTING ROOM

5.30m x 3.83m (17'4" x 12'6")

Inglenook fireplace set in brick surround, three wall light points, exposed beams, radiator and three sealed unit windows to the side elevation.

CLOAKROOM

1.57m x 2.05m (5'1" x 6'8")

White fitted suite comprising low flush WC, pedestal hand basin, radiator and opaque sealed unit to the side elevation.

LANDING

5.39m x 2.17m (17'8" x 7'1")

Airing cupboard housing the hot water cylinder, access to the loft, three wall light points and a sealed unit window to the front elevation.

BEDROOM ONE

4.37m x 4.06m (14'4" x 13'3")

Fitted wardrobes, period fireplace, exposed beams, two wall light points, sealed unit to the side elevation and further double glazed window to the side elevation.

EN-SUITE BATHROOM

2.26m x 1.99m (7'4" x 6'6")

White fitted suite comprising panelled bath, hand basin set in corner vanity unit, low flush WC, extractor fan, radiator, and opaque sealed unit to the side elevation.

BEDROOM TWO

3.81m x 3.13m (12'5" x 10'3")

Fitted wardrobes, radiator, sealed unit windows to the side and rear elevation.

BEDROOM THREE

2.43m x 4.41m (7'11" x 14'5")

Fitted wardrobes, radiator and sealed unit to the side elevation.

BATHROOM

2.18m x 2.54m (7'1" x 8'3")

Coloured fitted suite comprising panelled bath with electric shower over, pedestal hand basin, low flush WC, extractor fan, radiator, and opaque sealed unit window to the rear elevation.

OUTSIDE

Fully enclosed paved courtyard with raised planters and a discrete oil tank.

Paved driveway to the front leading to the garage.

GARAGE

Up and over garage, personal rear door, housing the oil fired central heating boiler.

ADDITIONAL INFORMATION

Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

SERVICES

Mains Water, Electricity and Drainage. Oil central heating. Telephone subject to renewal by British Telecom.

APPLIANCES

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

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band E.



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