



4, Holborn Estate,  
Barmby Moor, YO42 4EG  
£280,000



## ABOUT THE PROPERTY

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This property offers a fantastic blank canvas, with no onward chain providing an excellent opportunity to extend or enhance the accommodation, subject to the necessary planning permissions. Several neighbouring properties have already undertaken similar improvements, demonstrating the potential on offer.

Occupying an enviable position overlooking the village green, the property also enjoys stunning open-field views to the rear—a rare and highly sought-after feature. Properties in this particular location rarely come to the market, making this a unique opportunity.

Having been well maintained over the years, the property now offers an excellent opportunity for a buyer to update and personalise it to their own taste.

Offering entrance hall, lounge, and dining kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom.

Outside, there is a useful outhouse incorporating 2 separate storage areas and a ground floor WC, which offer excellent potential to be incorporated into the main house, subject to any necessary consents. The property is further enhanced by its wonderful gardens, providing an attractive outdoor space to enjoy and offering additional potential for landscaping or extension, if required.

An early viewing is highly recommended to fully appreciate the setting, potential, and lifestyle this wonderful home has to offer.

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







Tenure: Freehold  
East Riding Of Yorkshire County Council.  
Band: B

#### ENTRANCE HALL

4.77m x 1.80 (15'7" x 5'10")

Having a front entrance door, understairs cupboard housing the electric fuse box, radiator, coving and stairs to first floor accommodation.

#### SITTING ROOM

5.46m x 2.59 2.95m (17'10" x 8'5" 9'8" in)

Double glazed window to the front, sliding patio doors to the rear, feature brick fireplace with gas fire. radiator, coving to ceiling and ceiling rose.

#### KITCHEN DINER

3.51m x 2.50m extending to 3.93m (11'6" x 8'2" extending to 12'10")

Fitted wall and base units, working surfaces, stainless steel sink and drainer unit with mixer tap, space for electric oven, under counter fridge, plumbing for washing machine, breakfast bar, fitted pantry cupboard, double glazed window to the rear, two double glazed windows to the side. wall mounted gas central heating boiler in concealed cupboard.

#### LANDING

2.48m x 1.83m (8'1" x 6'0")

Double glazed window to the front, loft access with light and boarding.

#### BEDROOM ONE

3.44m x 3.52m (11'3" x 11'6")

Double glazed window to the rear with views over open countryside, radiator, coving to ceiling and airing cupboard housing hot water cylinder.

#### BEDROOM TWO

3.70m x 2.68m (12'1" x 8'9" )

Double glazed window to the rear with views over open countryside, coving, radiator and fitted cupboards.

#### BEDROOM THREE

2.62m x 2.72m (8'7" x 8'11" )

Double glazed window to the front with views of the village green, coving to ceiling and radiator.

#### BATHROOM

1.78m x 2.42m (5'10" x 7'11")

Bath with electric shower over, WC, wash hand basin, built in storage cupboard, opaque double glazed windows to the front and side, tiled walls and radiator.

#### SIDE ENTRANCE

1.29m x 1.73m (4'2" x 5'8")

Front and rear access doors.

#### INNER HALL

0.86m x 1.32m (2'9" x 4'3")

#### SEPARATE WC

1.62m x 0.88m (5'3" x 2'10")

WC, sealed unit opaque window to the front and tiled flooring.

#### OUTHOUSE

1.40m x 1.21m (4'7" x 3'11")

Tiled floor, light.

#### OUTHOUSE

4.00m x 1.78m max x 1.37m (13'1" x 5'10" max x 4'5" in)

Sealed unit window to front and rear, tiled floor.

#### OUTSIDE

To the front, the property is approached via a paved pathway leading to the entrance. A low garden wall with gated access encloses the garden, complemented by a variety of established shrubs creating an attractive first impression.

The generous rear garden is north west facing , enjoys an open aspect across the surrounding countryside and offers a wonderful outdoor space. Predominantly laid to lawn, it features a patio seating area, a mature pond, established shrubs and borders, together with a greenhouse, two useful garden sheds and a summer house, providing excellent storage and versatile space for hobbies or relaxation.

#### 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.

#### APPLIANCES

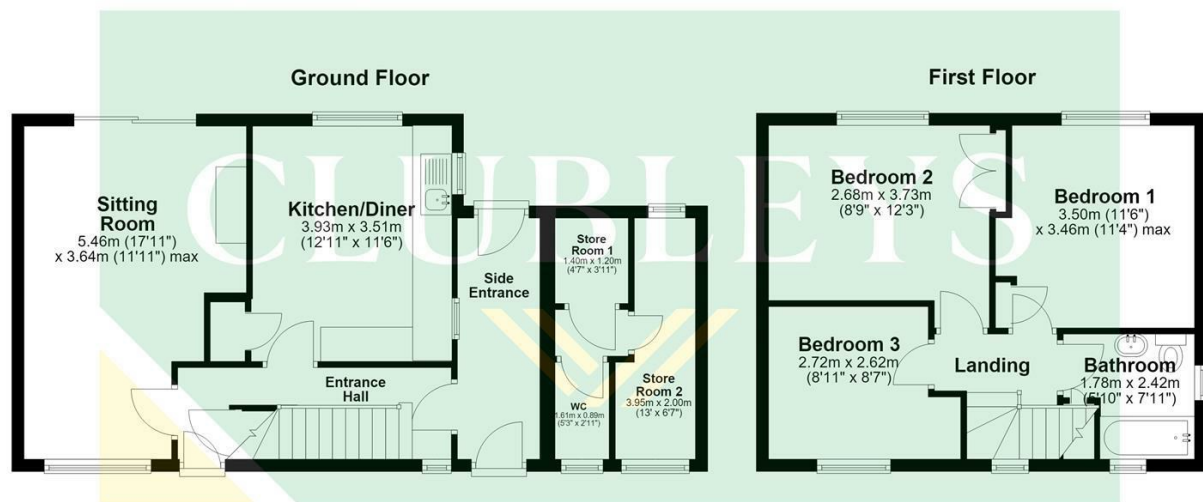
None of the above appliances have been tested by the Agent.

#### SERVICES

Mains Gas, Water, Electricity, and Drainage. Telephone connection subject to renewal by British Telecom.

#### COUNCIL TAX





#### 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.

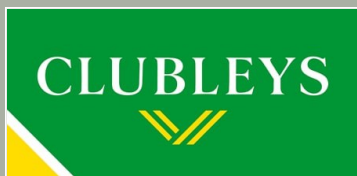
#### MORTGAGES

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](mailto: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.

#### 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.



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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 |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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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.