

**2 POPLAR COTTAGES
CLIFFE COMMON
NR SELBY, YO8 6PA**

(York - 14 miles) (Selby - 6 miles) (Howden - 8 miles)

FOR SALE - OFFERS IN THE REGION OF £375,000



- **A Semi-Detached House in approximately 3.5 Acres**
- **Open Countryside with Stabling**
- **Outbuildings and Grass Land adjoining**
- **2 Reception Rooms, Conservatory & Kitchen**
- **Bathroom & 2 Bedrooms**
- **Updating Required**

Agents

DDM Agriculture
Bishops Manor
Market Place
Howden, DN14 7BL
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GENERAL REMARKS AND STIPULATIONS

Location

2 Poplar Cottages, Cliffe Common, Nr Selby is situated on open countryside and adjoining Cliffe Common Lodges and is approximately 14 miles south of York, 6 miles east of Selby and 8 miles west of Howden.

The property will be found when travelling from Howden along the A63 and on reaching Cliffe turn right and proceed over the railway crossing out of Cliffe and then turn left and the property is on the right hand side.

Description

The property offers the rare opportunity to purchase a rural semi-detached house with land and having equestrian and other potentials. The House contains: Lounge, Dining Room, Conservatory, Kitchen, Ground Floor Bathroom and 2 Bedrooms.

Domestic Gardens open onto Detached Garage, Stabling and Outbuildings and then onto the Grassland in all approximately 3.5 Acres.

Accommodation comprises:-

Small Open Porch

Lounge - 12' 11" x 11' (3.94m x 3.35m)

plus walk-in bay area 8' 9" x 3' 10" (2.67m x 1.17m)

Having UPVC double glazed entrance door, UPVC double glazed windows, picture rail, open fireplace, central heating radiator and carpeting.



Dining Room - 12' 1" x 10' 0" (3.68m x 3.05m)

Having UPVC double glazed windows, solid fuel stove, picture rail, central heating radiator, carpeting and under-stairs cupboard off.



Conservatory - 21' 10" x 12' 1" (6.65m x 3.68m)

Having UPVC double French Door, UPVC double glazed window, 3 central heating radiators and Worcester Greenstar Heatslave 18/25 oil central heating boiler.



Kitchen - 12' 6" x 6' 4" (3.81m x 1.93m)

Having UPVC double glazed door to the Conservatory, range of fitted units and central heating radiator.

Bathroom - 9' 0" x 6' 2" (2.74m x 1.88m)

Having walk-in shower with seat, pedestal wash basin, W.C. and central heating radiator.



Staircase

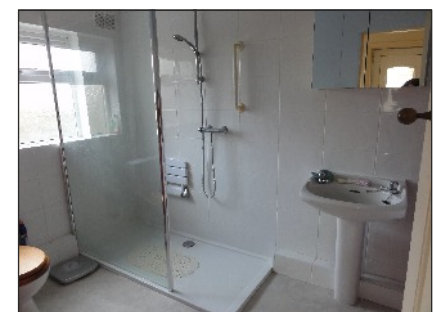
Staircase and Landing carpeted and leading to:

Front Bedroom - 12' 11" x 12' 0" (3.94m x 3.66m) to extremes

Having UPVC double glazed window, picture rail, fireplace, central heating radiator and carpeting.

2nd Rear Bedroom - 12' 11" x 9' 11" (3.94m x 3.02m)

Having UPVC double glazed window, picture rail, walk-in cupboard, central heating radiator and carpeting



OUTSIDE

Gardens

Front, side and rear garden areas with lawns and established trees.

Further lawn side garden area giving access to the Detached Garage.

Stabling and Outbuildings

Behind the rear garden is an area containing:

Old Timber Stable Block 37' 9" x 19' 9" (11.51m x 6.02m) with concrete floor

Livestock/Hay Barn 49' 0" x 35' 0" (14.94m x 10.67m)

2 Containers/Storage

Land

Front Grass Paddock

with separate access off the main road and 30ft Container Body.

Grass Field

Immediately behind the front paddock is a further grass field area with partial established hedge boundary.

Site

The whole site comprises approximately 3.5 Acres.

Plan

The property is shown on the attached plan edged red for identification purposes only.

Services

Mains services of Electricity and Water installed.

Drainage is to a septic tank.

The property has oil fired central heating system.

None of the services have been checked or tested

Viewing

If you require any further information or wish to view the property please contact the Selling Agents DDM Agriculture, Bishops Manor, Howden, DN14 7BL 01430 331333 or email charles.clegg@ddmagriculture.co.uk

Offer Procedure

If you are interested in this Property and wish to make an Offer then this should be made to DDM Agriculture. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.



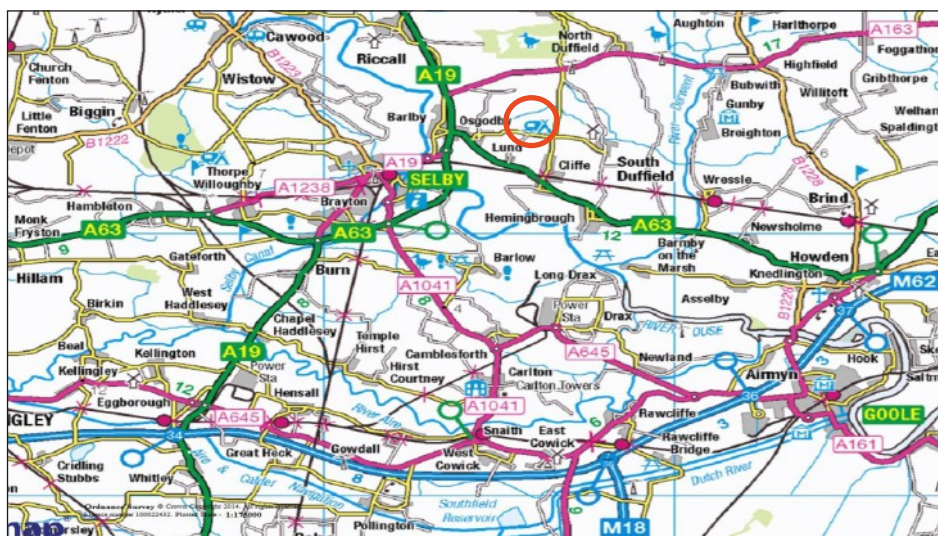
Energy Performance Graph

An Energy Performance Certificate is available to view at the Agent's offices and the Energy Rating is shown.

Floor Plans

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- The purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters.
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