

BACK LANE FARM
BACK LANE
ASSELBY, DN14 7HD

(Howden 4 miles)

FOR SALE - OFFERS IN THE REGION OF £475,000



- A Detached Farmhouse in 1.9 Acres
- Edge of Village Location
- 3 Reception Rooms, Kitchen, Ground Floor Bathroom & 3 Bedrooms
- Fenced Grass Paddock
- Updating required but full Planning Permission granted to extend to the rear.

Selling Agents

Townend Clegg Agriculture

Bishops Manor

Market Place

Howden

DN14 7BL

Tel: 01430 331333

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General Remarks and Stipulations

Location

Back Lane Farm, Back Lane, Asselby, DN14 7HD is situated on the edge of the small rural village of Asselby and is 2 miles west of Howden and access to the M62 motorway.

The property is approachable from Howden by heading west and proceed straight across Knedlington crossroads and then into Asselby and then 2nd left into South Lane and then right into Back Lane and the property is on the left hand side.

Description

The property comprises a 3 Bedroom Detached Farmhouse in need of updating but having full planning permission to extend to the rear.

The property has front garden, good area of hardstanding for parking several vehicles, rear garden with views over open countryside and with adjoining fenced paddock, in all just over 1.9 acres.

Rare opportunity to purchase a property with land and offering excellent potential.

Accommodation comprises:-

Lounge - 16' 0" x 14' 10" (4.88m x 4.52m) to extremes

Having one PVCu double glazed window, beamed ceiling, fireplace, central heating radiator and laminate floor covering.

Front Sitting Room - 10' 0" x 9' 10" (3.05m x 3m)

Having PVCu double glazed window, central heating radiator and carpeting.

Rear Dining Room - 11' 11" x 10' 11" (3.63m x 3.33m) to extremes

Having PVCu double glazed window enjoying far reaching views over rural landscapes, beamed ceiling, fireplace, wall cupboard and laminate floor covering.

Kitchen - 11' 9" x 7' 7" (3.58m x 2.31m)

Having PVCu double glazed door and window and basic range of units.

Bathroom - 6' 3" x 5' 2" (1.91m x 1.57m)

Having PVCu double glazed window, white suite of walk-in shower, vanity wash basin with cupboards under and W.C. Central heating radiator and tiled floor.

Staircase -

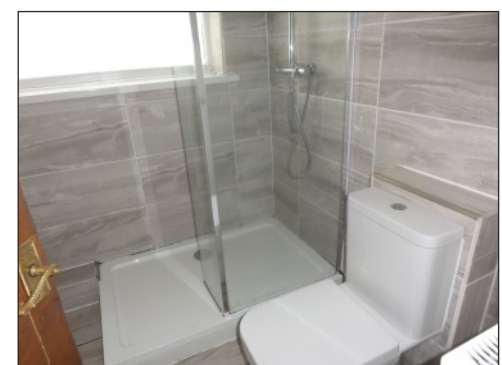
Staircase from the Lounge leads to Landing and to:

Front Bedroom - 16' 1" x 13' 7" (4.9m x 4.14m) to extremes

Being triangular in shape and having PVCu double glazed window, central heating radiator and carpeting.

2nd Front Bedroom - 16' 0" x 10' 0" (4.88m x 3.05m) to extremes Having PVCu double glazed window, central heating radiator and carpeting.

3rd Rear Bedroom - 12' 5" x 12' 0" (3.78m x 3.66m) to extremes Having PVCu double glazed window, part slope ceiling, views over open countryside, central heating radiator and carpeting.





Outside

Attached Store

12' 6" x 5' 1" (3.81m x 1.55m) Containing MITSUBISHI air source heat pump.

Front Garden

Front lawn garden with good sized gravelled area offering parking for several vehicles.

Rear Garden

Rear lawn garden with Timber Shed and small attached Brick Store.

Paddock

Adjoining Grass Paddock with fencing and concrete pad.

The whole extends to just over 1.9 acres.

Planning Permission

The property has the benefit of Full Planning Permission No. 23/03187/PLF for the erection of a first floor extension to rear following removal of 2 existing dual pitched roofs to rear.

Full details of plans submitted can be emailed upon request.

Plan

The property is shown on the attached plan edged red and hatched yellow, for identification purposes only.

Services

Mains services of Electricity is installed.

Water is via a shared private supply.

Drainage is to a new septic tank in the rear garden.

Central heating is provided by the Mitsubishi air source heat pump. PVCu double glazing as detailed.

Viewings

Should you wish to view this property or require any additional information, please ring our Howden Office on 01430 331333

Council Tax

East Riding of Yorkshire Council .

Council Tax Band 'D'

Offer Procedure

If you are interested in this Property and wish to make an Offer then this should be made to Townend Clegg Agriculture office dealing with the Sale. 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.



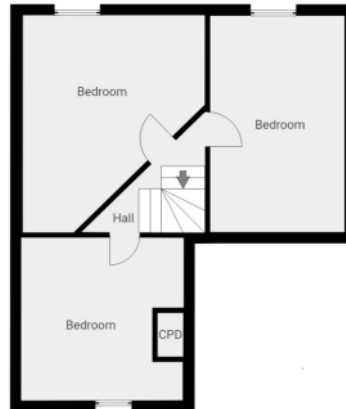
ENERGY PERFORMANCE GRAPH

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



Important Notice

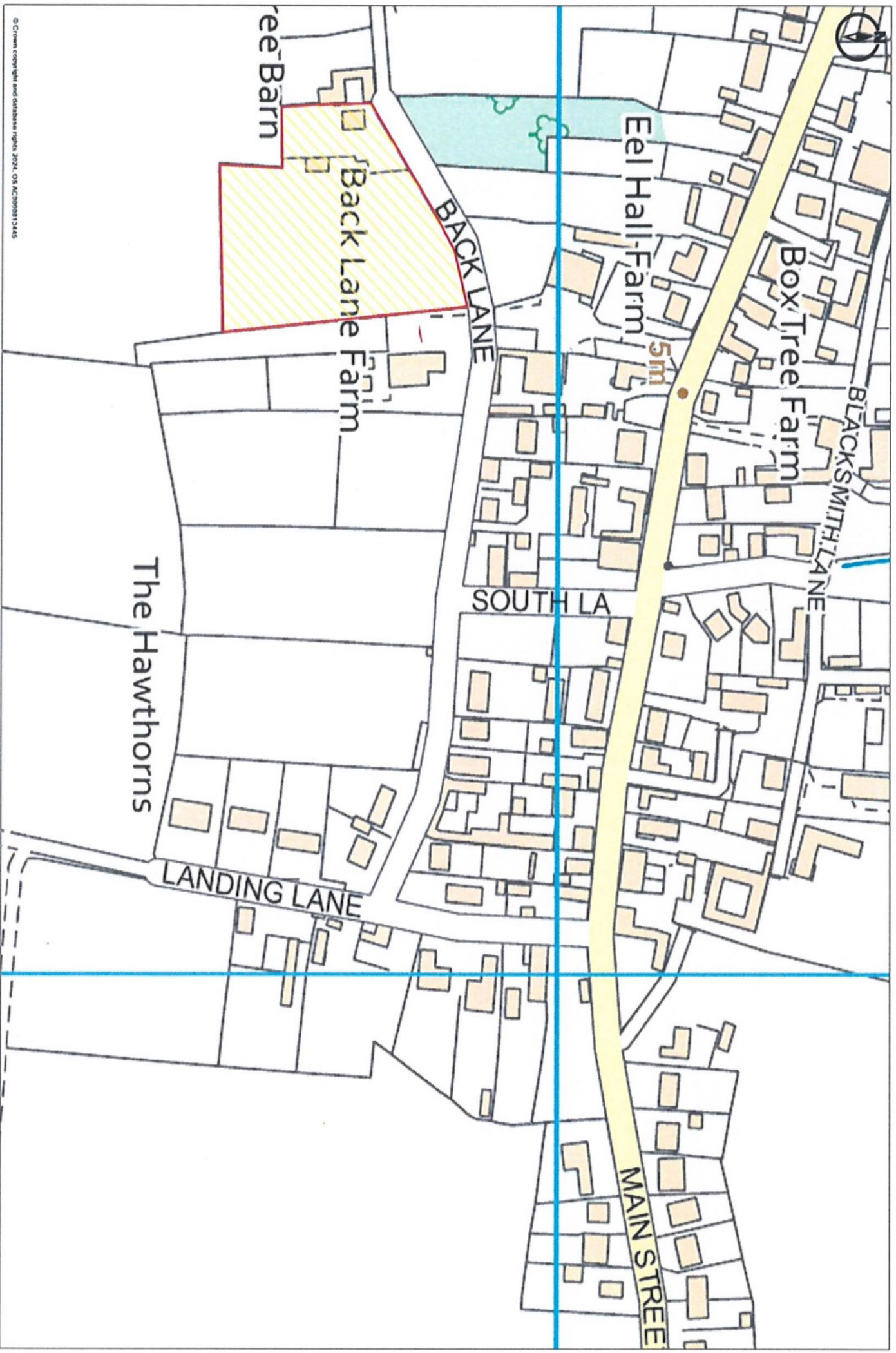
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INCORPORATING



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