



**2 Station Cottages Rice Lane**  
**York, North Yorkshire YO60 7PZ**  
**Guide price £340,000**

  
**WILLOWGREEN**  
ESTATE AGENTS



2 Station Cottages is a charming three bedroom railway cottage, dating back to the 1850's. With a large south facing garden to the rear with orchard, fruit garden and far reaching open countryside views, this home has been improved greatly by the current owners.

This charming property briefly comprises; kitchen/dining room, guest cloakroom, sitting room. To the first floor are three double bedrooms, en-suite to the master and family bathroom. This property benefits from a private driveway and garage parking, along with a much loved and well maintained, enclosed garden to the rear.

Flaxton lies just to the north east of York, easily accessed via the A64 and York ring road. The popular Sandburn Hall is located in Flaxton, set amongst lakes and woodland. A great range of shops and supermarkets are also available at Monks Cross which is a short drive to the south. Flaxton was served by Flaxton railway station on the York to Scarborough Line between 1845 and 1930.

EPC Rating D



**KITCHEN/DINING ROOM**

17'10" x 12'7" (5.46m x 3.84m)

Window to side aspect, stable style door to side, range of wall and base units with roll top work surfaces, tiled splashbacks, breakfast island with storage and temporary table, integrated electric oven and induction hobs, extractor hood, plumbed for washing machine and dishwasher, airing cupboard with oil fired boiler, vertical radiator, fuse box, power points, door to guest cloakroom, French doors leading to rear garden.

**GUEST CLOAKROOM**

Window to side aspect, integrated wash hand basin, low flush WC, mirror with above wall light, stop tap, loft access above guest cloakroom only, access to pipes, area for storage.

**RECEPTION ROOM** 18'11" x 13'6" (5.77m x 4.14m)

Window to front aspect, recently installed classic wood burning stove, double radiator, TV point, telephone point, Sky point, power points.

**STAIRS TO FIRST FLOOR**

Sun tunnel to rear, two wall lights, carbon monoxide detector.

**MASTER BEDROOM** 12'7" x 10'2" (3.84m x 3.12m)

Windows to rear and side aspect, wall lights, radiator, telephone point, TV point, power points.

**MASTER EN-SUITE**

Window to side aspect, part tiled walls, fully tiled recently installed shower cubicle with power shower, low flush WC, wash hand basin with pedestal, mirror with above wall light, heated wall hung towel rail.

**BEDROOM TWO** 13'6" x 8'9" (4.14m x 2.69m)

Window to front aspect, loft access, radiator, telephone point, TV point, power points.

**BEDROOM THREE** 13'3" x 10'7" (4.04m x 3.23m)

Window to side aspect, open accessible loft storage, radiator, Sky point, TV point, power points.

**HOUSE BATHROOM**

Velux window to side, tiled style flooring, panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with pedestal, wall lights and mirror with above wall light, extractor fan.

**GARAGE**

18'4" x 10'9" (5.61m x 3.28m)

Double doors to front, door to side, power, lighting, overhead storage.

**WORKSHOP**

11'1" x 8'3" (3.40m x 2.54m)

Door to rear, power and lighting.

**GARDEN**

This property has a much loved, south facing garden to the rear, which is split into separate units with many feature gardens such as; a garden with a pond and stone feature surround, two laid to lawn areas with Silver Birch trees, a fruit garden, greenhouse and shed. Lastly, a beautiful orchard which has a daffodil display and various fruit trees such as crab apple, plum, cherry, greengage. Colour all year round!

**ADDITIONAL INFORMATION**

The current owners have had the external walls insulated and by completion, will have replaced the fencing at the rear of the property.

**TENURE**

Freehold.

**SERVICES**

Oil fired central heating, mains water, treatment plant located under decking to rear.

**COUNCIL TAX BAND D**



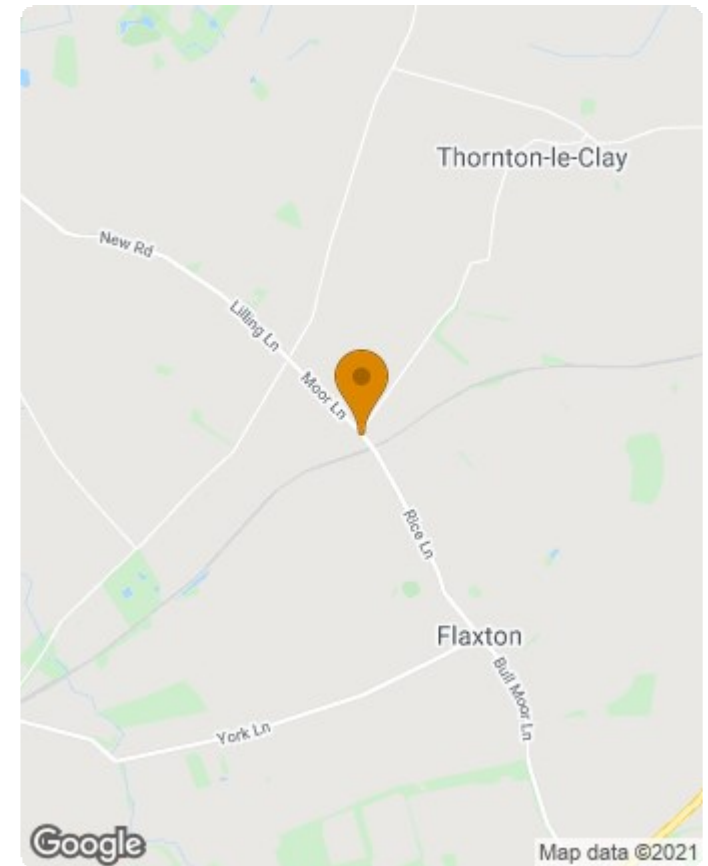
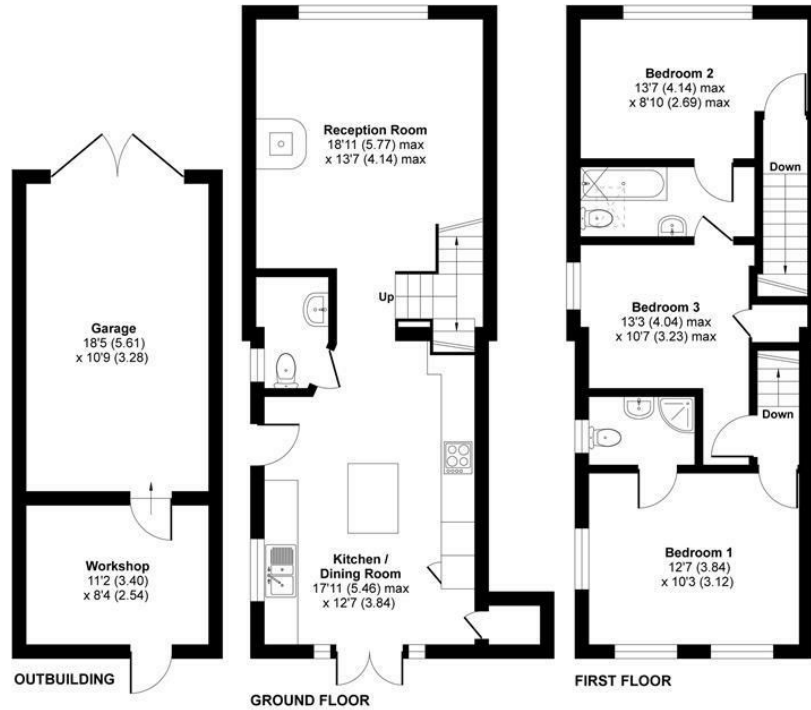






# Station Cottages, Rice Lane, Flaxton, York

Approximate Area = 1188 sq ft / 110 sq m (includes garage)  
 Outbuilding = 91 sq ft / 9 sq m  
 Total = 1279 sq ft / 119 sq m  
 For identification only - Not to scale



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Willowgreen Estate Agents. REF: 718097



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