



“Poppy Cottage”, 46 High Street, Gilling West

Offers In The Region of £204,500

Centrally located in this highly regarded North Yorkshire Village, “Poppy Cottage” is a Grade II Listed character two bedroomed end terraced property providing very nicely presented living spaces that will appeal to a range of buyers. To the ground floor there is a living room with a log burning stove, a dining room, a kitchen and a bathroom, whilst to the first floor there are two bedrooms. Externally there is use of a paved seating area. Being offered to the market CHAIN FREE, and early inspection is strongly recommended.

21 Market Place, Richmond, North Yorkshire, DL10 4QG

“Poppy Cottage” Gilling West

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Dining Hall:

2.88m x 2.84m

Accessed though a part glazed door with decorative glazing, the room provides ample space for a table and is fitted with inset coir entrance matting, recessed shelving, storage heater with an oak effect cover and a beamed ceiling. The bay window is secondary glazed and looks to the front of the property.



Living Room:

4.45m x 2.82m

A character room giving a real cottage feel and having a beamed ceiling and a feature fireplace with a stone surround and a HETAS Certified multi-fuel stove.



There is a TV point and a sliding sash window with secondary glazing to the front of the property.

Rear Lobby:

With a useful understairs cupboard.

Kitchen:

3.12m x 2.34m

Fitted with a range of green units with complimenting countertops. There is a washer / drier, a fridge freezer, and a range cooker with a matching extractor over. The floor is tiled and there is a programmable convector heater, two windows and a door leading out to the patio seating area.



Bathroom:

2.17m x 1.65m

Having a white suite that comprises a bath with an electric shower over, a WC and a wash hand basin. There is a heated towel rail, underfloor heating and a window.



First Floor Landing:

With loft access and a useful storage cupboard.

Bedroom:

4.48m x 3.58m

A large double bedroom having an original feature fireplace, a secondary glazed sliding sash window to the front with a window seat and two programmable convactor heaters.



Additional information

The fixtures and fittings can be bought under separate negotiation.

Bedroom:

2.82m x 2.14m

With a secondary glazed sliding sash window and window seat and a new fitted carpet.

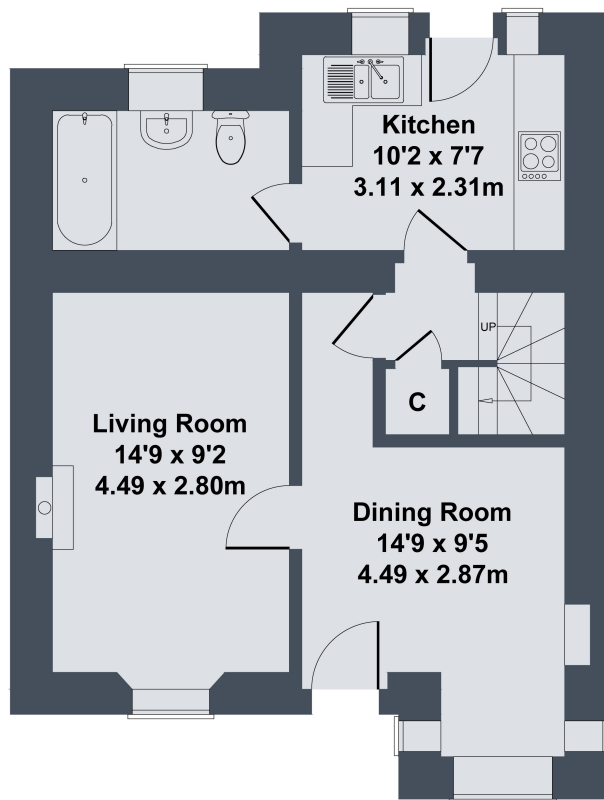


External

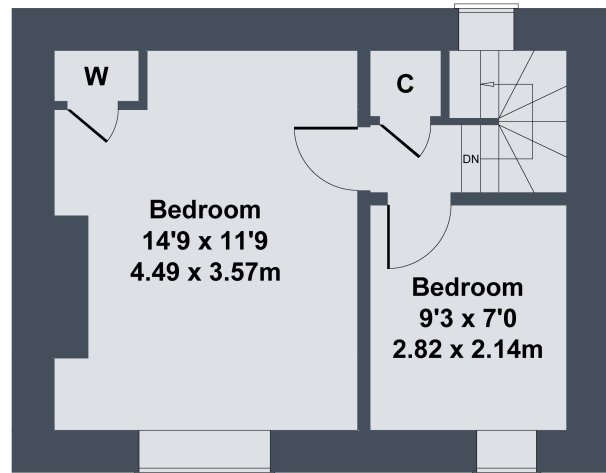
To the front of the property there is a parking space.

To the rear there is use of a patio area with store.

46 High Street, Gilling West



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.