

HARLAND COTTAGE 98 MAIN STREET, EBBERSTON



An attractive character cottage, providing modern and upgraded accommodation with a south facing courtyard garden.

Sitting Room – recently fitted bespoke Breakfast Kitchen – Dining Room - Refitted shower room

Two Bedrooms – House bathroom

Low maintenance, sunny south facing courtyard garden.

Popular village location.

NO ONWARD CHAIN

GUIDE PRICE £195,000

An ideal investment property or second home; Harland Cottage is a pretty stone cottage with modern accommodation located within a popular and accessible village.

Situated three quarters the way down the village and facing west, Harland Cottage is an appealing stone built cottage. The cottage has been improved in recent years with a smart handmade kitchen and a refitted ground floor shower room and provides 655 square feet of space in total. In brief sitting room, breakfast kitchen with space for a dining room, south facing dining room/garden room and ground floor shower room. On the First Floor is a generous double bedroom, further single bedroom and house bathroom. Outside is a south facing enclosed courtyard garden; an ideal outside entertaining space.

Ebberston is a bustling rural village set off the A170 with good access onto the A64 Scarborough to Leeds road and Malton where there is a railway station and connections to the mainline network. The village is some seven miles east of Pickering and eleven miles west of Scarborough. Ebberston has a vibrant village community with an active village hall, well regarded pub and restaurant, regular bus service and both a cricket ground and sports field with children's play area.

ACCOMMODATION COMPRISES

SITTING ROOM

3.66 m(12'0") x 3.45 m(11'4")

Panelled front door. Casement window. Open fire with a brick surround, oak mantel and stone hearth. Television point. Wall light points. Electric night storage heater.



KITCHEN

3.43 m(11'3") x 3.15 m(10'4")

Bespoke kitchen with solid wood base and wall units with butcher block worktops. Ceramic sink unit. Integrated Hotpoint electric oven and matching hob with extractor over.

Integrated fridge freezer. Quarry tiled floor. Electric night storage heater. Window to the rear overlooking the garden.



DINING ROOM

3.45 m(11'4") x 2.04 m(6'8")

French doors opening out onto the south facing courtyard garden with a pair of casement windows to either side. Pair of velux roof light. Wall light points. Quarry tiled floor.





SHOWER ROOM

2.00 m(6'7") x 1.50 m(4'11")

Low flush WC. Pedestal wash handbasin. Walk in shower. Chrome heated ladder towel rail. Tiled floor. Casement window to the side. Velux rooflight.



FIRST FLOOR

LANDING

Wall light point. Beam.

BEDROOM ONE

3.40 m(11'2") x 3.22 m(10'7")

Yorkshire sliding sash window to the front. Air8ng cupboard housing hot water cylinder with slatted

shelving. Exposed beam.



BEDROOM TWO

3.70 m(12'2") x 1.57 m(5'2") max

Velux roof light. Exposed beam.

BATHROOM

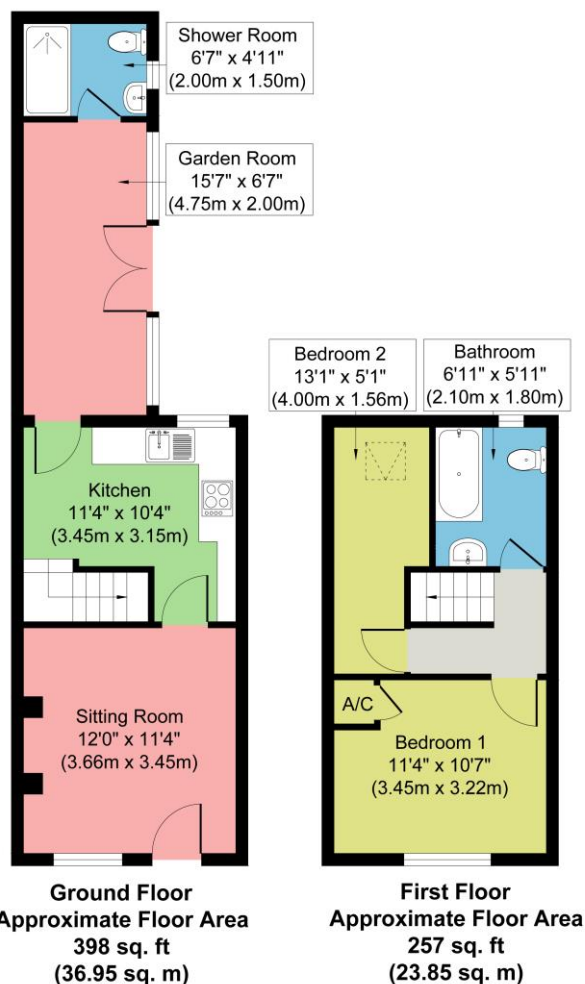
2.16 m(7'1") max x 1.78 m(5'10") max

Low flush WC. Pedestal wash hand basin. Bath. Tiled walls and floor. Window to the rear. Chrome heated ladder towel rail. Electric light and shaver point. Please note that there is restricted head height to part of the room.

OUTSIDE

Harland Cottage is set back from the street with a broad pavement to its front with a low stone wall. To the rear is a neat south facing courtyard style garden, hard paved for ease of maintenance.





GENERAL INFORMATION

Services: Mains water, drainage & electric
 Council Tax: Band C.
 Tenure: We understand that the property is freehold, and that vacant possession will be granted upon completion.
 Viewing: Strictly by appointment with the Agent's Pickering office.
 Post Code: YO13 9NJ

ADDITIONAL INFORMATION

Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is intended only as an approximate guide. The services as described have not been tested and cannot be guaranteed. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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