



## St Edwards Cottage, Southside, Scorton

Offers in the Region of £250,000

Sitting in a quiet location, centrally positioned in this highly regarded village, St Edwards Cottage is a mid terraced character cottage that provides a generous three bedroomed layout which is complimented with a large mature garden. To the ground floor there is a sitting room, a living room, and a kitchen, with the first floor having three bedrooms and a modern shower room. Externally there is a large well stocked garden with a patio area and useful outbuilding. Being offered to the market CHAIN FREE, an early inspection is strongly recommended.

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

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## **Entrance Hallway:**

Accessed through a part glazed upvc door, the hallway has a radiator and a useful storage cupboard.

## **Living Room:**

A bright room having a upvc double glazed bay window to the front of the property. There is a radiator, a TV point and a fireplace with an electric fire and a marble surround.



There are two radiators, a TV point and a fireplace with a stone surround and an electric fire. A set of sliding patio doors open out to the garden.



## **Kitchen:**

Fitted with a range of wall and base units with complimenting countertops. Integrated into the units are an eye level oven and an electric hob. There is space for an under counter fridge, plumbing for a washing machine and a half glazed upvc door opening out to the garden.



## **Living/Dining Room:**

A large room that provides ample space for a relaxed seating area and for family dining.



## **First Floor Landing:**

With loft access and an airing cupboard.

### **Bedroom 1:**

A double bedroom with built in wardrobes, a radiator and a upvc double glazed window to the front overlooking The Green.



### **Bedroom 2:**

A double bedroom with a radiator and a upvc double glazed window overlooking the garden.



### **Bedroom 3:**

A large single bedroom with a radiator and a upvc double glazed window overlooking the garden.



### **Shower Room:**

Fitted with a modern suite that comprises a large shower enclosure, a WC and wash hand basin. There is a radiator and a upvc double glazed window.



### **External**

The cottage sits in a quiet position behind a forecourt garden. A gated passageway to the side leads to the rear garden. The generous rear garden is a real gardeners dream and enjoys a good deal of sun throughout the day. There is a large, paved seating area and an outbuilding that has power and light connected. The garden is mainly lawned with mature and well stocked borders and beds. To the rear of the garden there is a greenhouse.

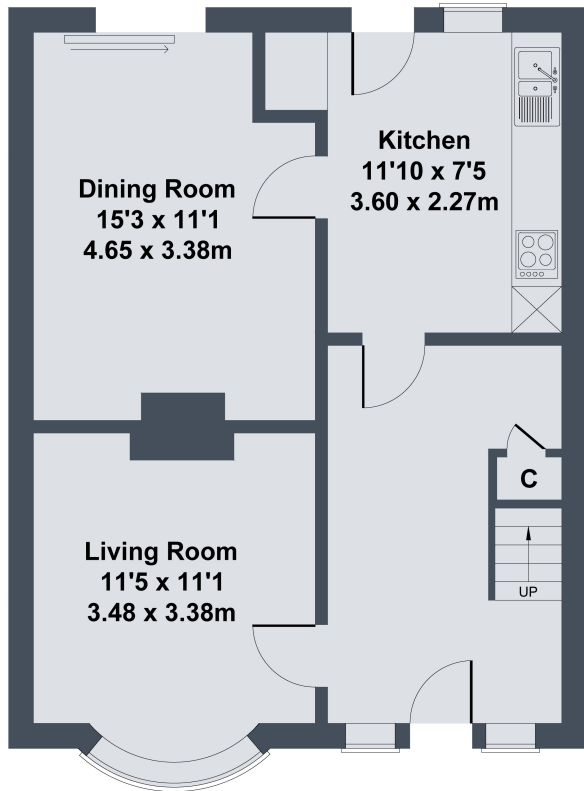


### **Additional Information**

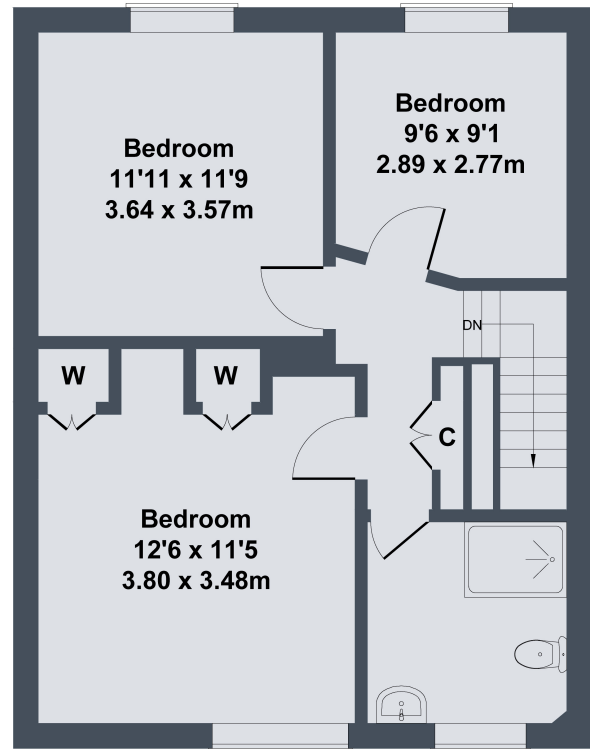
The postcode is DL10 6DN and the Council Tax Band is C.

The property has the benefit of oil fired central heating.

**St Edwards Cottage, Southside, Scorton, DL10 6DN**



**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. 2024

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.