

22 HILL HOUSES ROSEDALE EAST, ROSEDALE ABBEY



An attractive, recently refurbished character cottage wonderfully situated and with outstanding views.

The modern, much improved accommodation briefly comprises.

Ground Floor: Large Living Room – Dining Kitchen – Garden Room – Shower Room

First Floor: Two double bedrooms and Bathroom.

Upvc double glazing. Modern heating system

Large and attractive grounds with summer house, garage store and off street parking.

NO ONWARD CHAIN

GUIDE PRICE £279,950

A quintessential Rosedale cottage which has been recently renovated and is attractively presented with a contemporary finish throughout. The property has been rewired, has had high levels of insulation fitted to walls, ceiling and floors, uPVC double glazing and a new and efficient electric heating system installed.

901 square feet of accommodation which briefly comprises to the ground floor a front facing sitting room with oak floors and a multi fuel stove, large dining kitchen to the rear with joiner fitted units with granite tops and integrated appliances, rear garden room with a door out to the garden, utility area and a ground floor shower room. Upstairs are two good sized double bedrooms and a house bathroom.

22 Hill Cottages is situated on the northern side of the terrace and has the garden and off-street parking to its rear. To the immediate rear is a sheltered courtyard with a lengthy lawned garden beyond which rises up affording a super view across Rosedale.



LOCATION

Rosedale Abbey is a busy rural village and the principal settlement in the Rosedale Valley. The village is an important tourist destination and offers unrivalled opportunities for walkers and wildlife enthusiasts alike to explore the National Park. Within the village is a deli and stores, tearoom, several public houses and craft workshops. The village has a church and primary school (transport is provided) and is ten miles from the market town of Pickering. The Lion Inn at Blakey deemed 'The best pub in the Nort York Moors' by the Guardian is just a two mile walk from the house and The Tree Relaxation Retreat which The Times names 'one of the top 20 retreats in the world' lies just up the road. Hill Cottages is located in Rosedale East, only 1.5 miles to the north of the main village.

ACCOMMODATION COMPRISES

LIVING ROOM

5.15 m (16'11") x 3.39 m (11'1")

Panelled door with window light overhead. Fireplace with stone hearth housing the multi fuel stove. Casement window to the front. Electric wall panel heater. Television point. Stairs to the first floor with an open downstairs area. Wood effect LVF flooring.



DINING KITCHEN

5.15 m (16'11") x 4.21 m (13'10")

Range of fitted base units with polished granite worktops incorporating a one and a half bowl sink unit. Island unit with breakfast bar seating. Unit set into a recess housing the Belling four ring hob with extractor overhead. Bespoke pantry units incorporating an electric oven and microwave. Wood effect LVF flooring. Automatic dishwasher point. Casement window to the rear. Electric wall panel heater. Space for a dining table.



SUNROOM

3.11 m (10'2") x 1.40 m (4'7")

Glazed door out to the rear garden. Pair of windows to the side. Utility area concealed behind sliding doors housing the washing machine point. Wood effect LVF flooring. Electric wall panel heater.



SHOWER ROOM

2.30 m (7'7") x 0.90 m (2'11")

Fully tiled walk-in shower. Low flush WC. Wash hand basin. Panelled walls. Extractor fan.

FIRST FLOOR

LANDING

Loft inspection hatch.

BEDROOM ONE

5.15 m (16'11") x 3.32 m (10'11")

Casement to the front. Original basket fireplace. Fitted cupboard. Electric wall panel heater.



BEDROOM TWO

4.16 m (13'8") x 3.40 m (11'2")

Casement to the rear. Original basket fireplace. Electric wall panel heater.



BATHROOM

2.50 m (8'2") x 1.68 m (5'6")

Bath with a tiled surround. Fully tiled corner shower. Low flush WC. Wash hand basin. Casement window to the rear. Chrome heated ladder towel rail. Extractor fan.



GARDEN AND GROUNDS

Immediately behind the cottage is a sheltered patio area, across the service lane is the off-street parking and garage storage space. Beyond, the lawned garden steps away in tiers with a raised decked eating area sitting in an elevated position. The lawned garden gently rises up to the timber summer house at the top which affords a superb aspect across the Dale.





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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GENERAL INFORMATION

Services: Mains water, drainage and electricity. Central heating is electric.
 Tenure: We understand that the property is Freehold with vacant possession to be granted upon completion.
 Council Tax: C
 Post Code: YO18 8RG
 EPC: Current E/47. Potential B/87
 Viewing: Strictly by appointment with the Agent's Pickering office.

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. 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.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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