



Main Street, High Catton, York Offers In The Region Of £330,000

****FOR SALE AS A WHOLE OR IN TWO LOTS****

Lot 1 - House - Guide Price £260,000

Lot 2 - Building plot - Guide Price £70,000

A substantial, period, semi detached cottage requiring modernisation set within generous gardens in addition to a detached barn with planning consent for a one bedroom, single storey, barn conversion.



An outstanding opportunity for all property developers and property investors to acquire this three bedroom period cottage with generous gardens accompanied by a separate building plot which has been granted planning consent for its conversion into a one bedroomed single storey dwelling.

****LOT 1: WOODPECKER LASS HOUSE****

Woodpecker Lass House runs directly onto the main street of High Catton enjoying spacious two storey living accommodation albeit requiring a programme of modernisation and upgrading.

To the ground floor is a large reception hall which accesses both the study and sitting room located at the front of the property. Essentially there is a separate dining room with walk-in pantry and access to the kitchen which is located at the side of the property. To the rear is a spacious utility room and crucially the property has a downstairs WC.

To the first floor are three double bedrooms in addition to the house bathroom.

One of the most attractive features of Woodpecker Lass House is the generous rear garden creating the ideal family environment. The garden stretches to approximately 100 feet in length, features a timber built mutli-purpose outbuilding.. The property is enclosed to the side and rear by walled and hedged boundaries with substantial screening trees overlooking the rear boundary.



****LOT 2: BARN CONVERSION****

By planning reference DC/19/02299/PLF/WESTWW, planning consent has been granted for the conversion of the existing outbuilding into a single storey one bedroom dwelling. The developable area is around 40 m² and will be serviced by a joint access with Woodpecker Lass House.

Crucially there will be allocated hard standing to the rear providing off street parking and the barn, if sold separately will benefit from a 100 ft rear garden.

Potential purchasers should satisfy themselves that service connections of water, electricity and drainage can be made by making enquiries to the appropriate service providers.

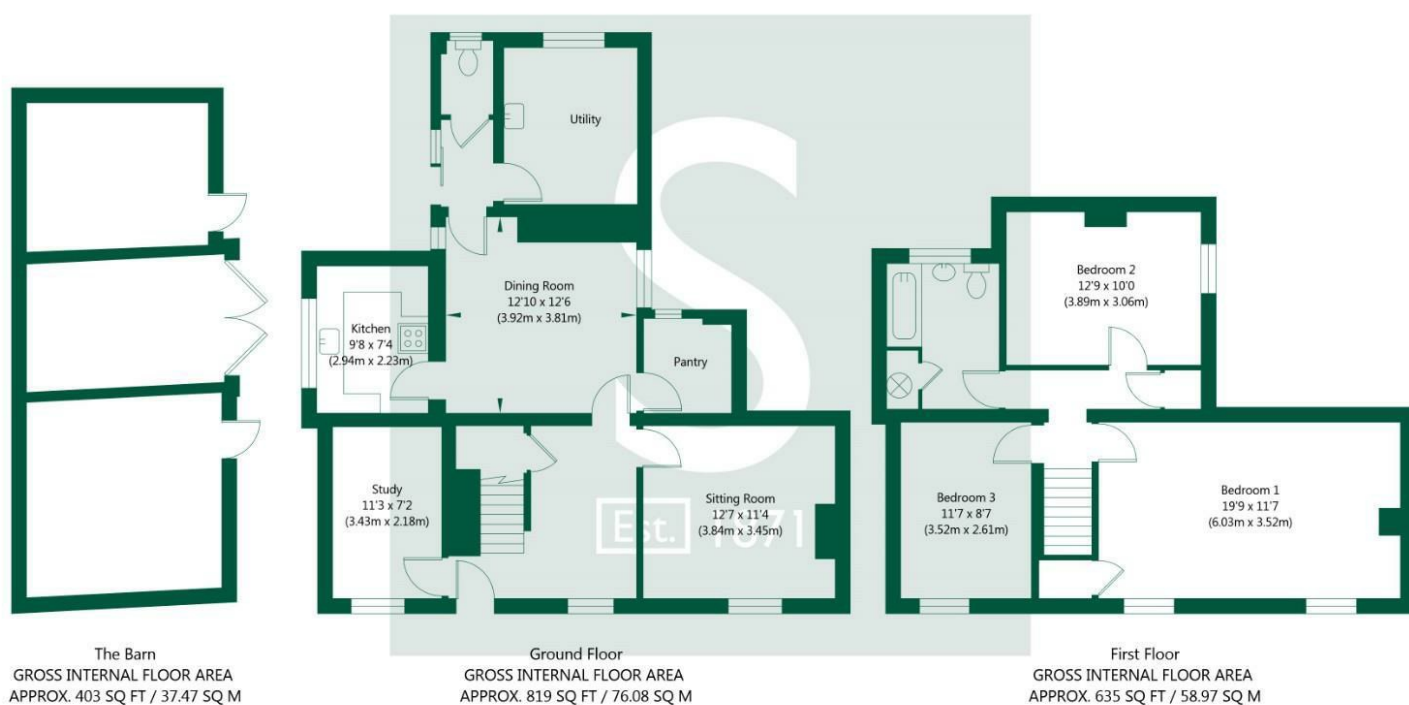
Full details of the application can be found through the East Riding of Yorkshire Council website or alternatively, copies of the plans can be sent vis email by request to our York City Centre office. 01904 625533/nick@stephensons4property.co.uk.

The property and site is being offered for sale with vacant possession and no onward chain with the village itself being one of the most highly regarded in the greater York area.

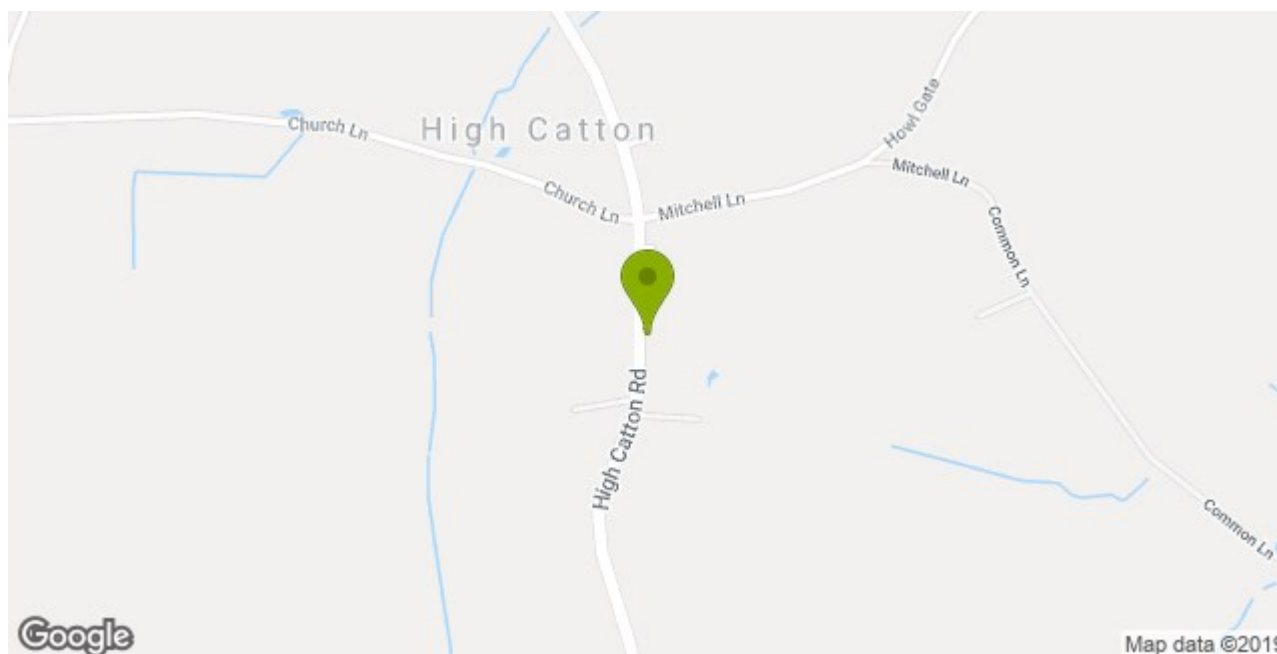


Tenure: Freehold
EPC: TBC
Council Tax: East Riding of Yorkshire
Viewings: Strictly from the York office 01904 625533

Main Street, High Catton, York, YO41 1EH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1454 SQ FT / 135.05 SQ M - (Excluding Barn)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

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