



Located in the heart of this sought-after idyllic North Yorkshire village is this beautifully presented double fronted semi detached cottage which offers well proportioned family accommodation including two reception rooms stylish kitchen with integrated appliances and kitchen range, utility room, three double bedrooms with en-suite shower room and stylish four piece contemporary bathroom to the first floor. Out side there is a fore court garden to the front and a small tiled enclosed court yard to the rear.

Further features include modern double glazed sash windows, underfloor heating to the ground floor, oil fired central heating, wood-burning stove to the living room and contemporary staircase with glass balustrade and central carpet runner.

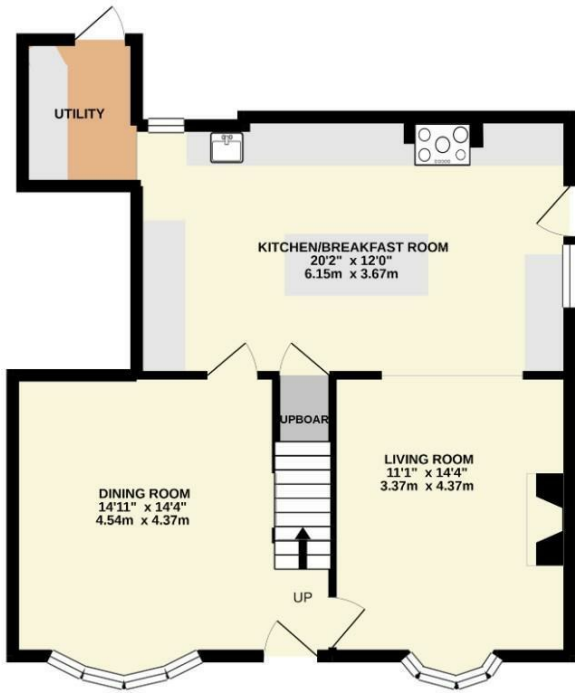
- Attractive Cottage
- Tastefully Modernised
- En-suite Shower Room
- Oil Central Heating
- Underfloor Heating
- Modern Sash Windows
- Contemporary Bathroom
- Wood Burning Stove

Offers Over £340,000

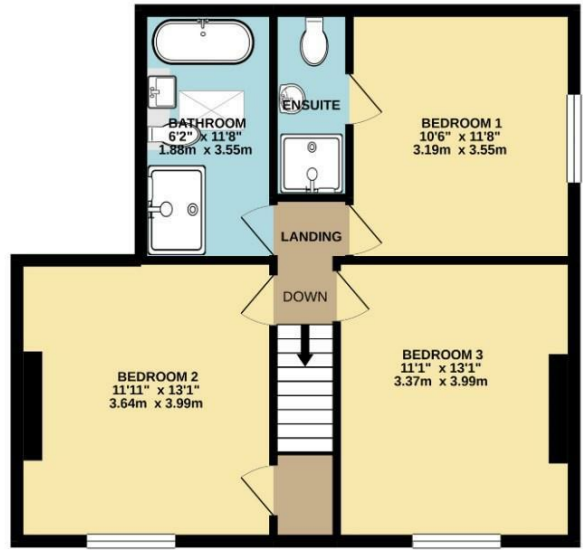


Ashtons

GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.