



2 Vine Cottages Pump Alley Bolton Percy

York, YO23 7AE

Guide Price £320,000

THREE DOUBLE BEDROOM CHARACTER PROPERTY! Set within this peaceful and sought after village of Bolton Percy, located to the South West of York convenient for Leeds and the A64. Updated and maintained by the present owners to an exceptionally high standard throughout it comprises entrance porch, entrance hallway with Karndean flooring, lounge with bay window, fabulous kitchen/dining room with views over the garden, 3 first floor bedrooms and three piece house bathroom suite. To the outside is a front gated lawn, landscaped rear garden with side access, plus garage with parking in front. An internal viewing of this impressive property is highly recommended.

Entrance Porch

Entrance door, double glazed window to front, wall mounted electric heater. Tiled flooring. Door to;

Hallway

Column radiator, power points, carpeted stairs to first floor, under stairs storage cupboard. Karndean flooring.

Lounge

13'5 x 13'2 (4.09m x 4.01m)
uPVC double glazed bay window to front, double panelled radiator, TV point, power points. Carpet.

Kitchen/Dining Room

20'10 x 9'9 (6.35m x 2.97m)
Two uPVC double glazed windows to rear, door on to garden, two double panelled radiators, fitted wall and base units incorporating counter top 1 1/2 stainless steel sink and drainer with mixer tap, built in fridge freezer, integrated washing machine, eye level double oven, power points, recessed spotlights. Karndean flooring.

First Floor Landing

Double panelled radiator, access to loft space, power points. Carpet.





Bedroom 1

13'5 x 11'5 (4.09m x 3.48m)
uPVC double glazed window to front, double
panelled radiator, power points. Carpet.

Bedroom 2

14' x 9'9 (4.27m x 2.74m)
uPVC double glazed window to rear, double
panelled radiator, power points. Carpet.

Bedroom 3

10' x 9'9 (3.05m x 2.97m)
uPVC double glazed window to front, built in
storage cupboard, double panelled radiator,
power points. Carpet.

Bathroom

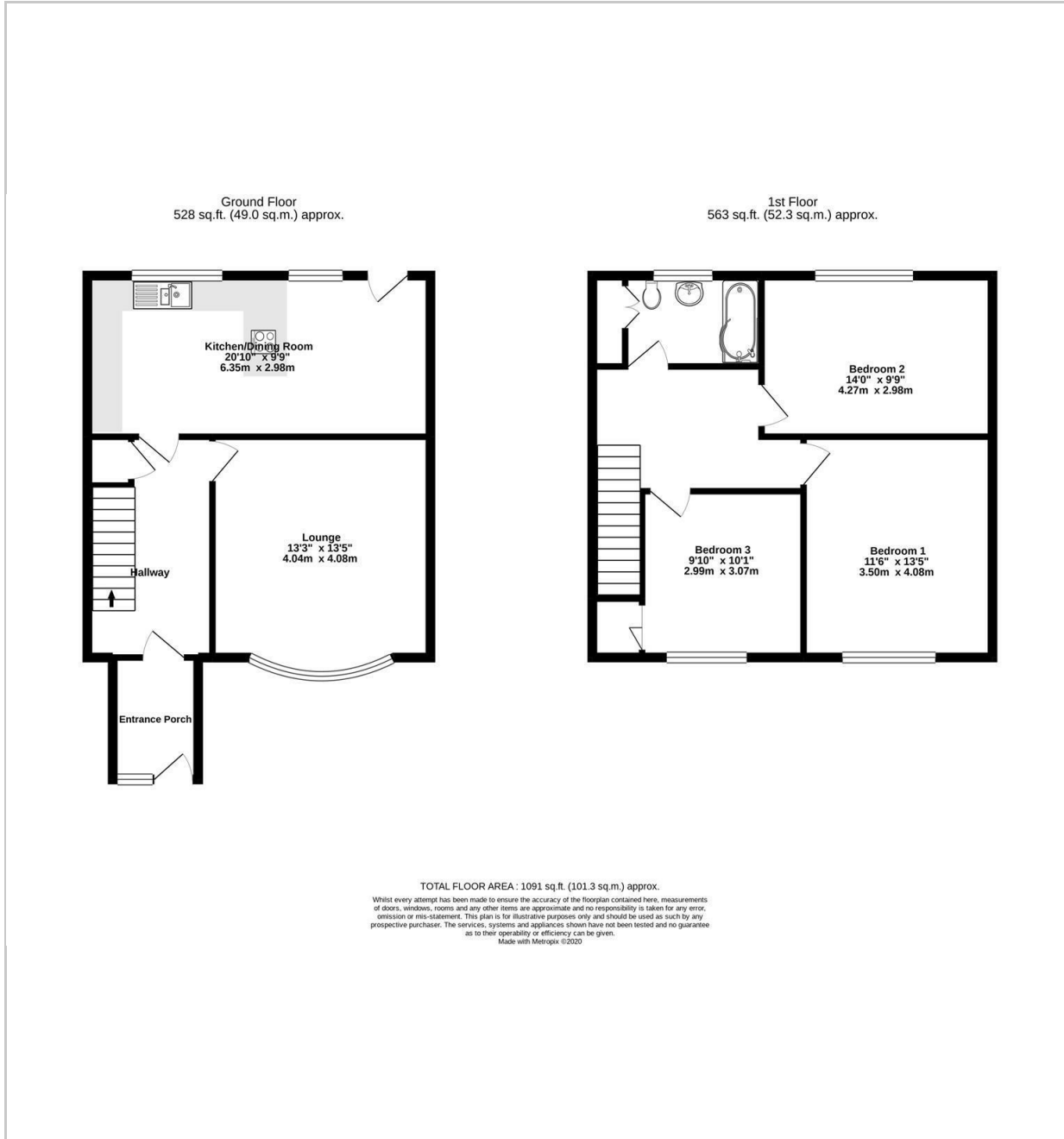
Opaque uPVC double glazed window to rear,
P-shaped panelled bath with electric shower
over, pedestal wash hand basin, low level WC,
towel radiator, extractor fan, storage cupboard.
Tiled flooring.

Outside

Front lawn with iron boundary, side access
leading to the rear landscaped garden with
gravel and patio areas and backing on to a
beck.



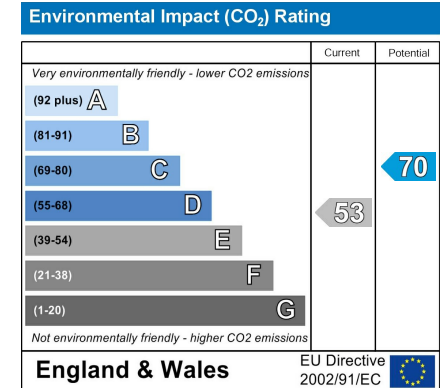
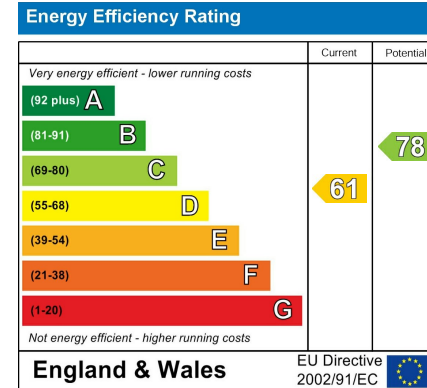
FLOOR PLAN



LOCATION



EPC



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