

SEPTEMBER COTTAGE MAIN STREET, OSWALDKIRK



A pretty, semi-detached three bedroom cottage with low maintenance garden, parking & garage in a sought-after village only 4 miles from Helmsley.

Entrance hall, cloakroom, kitchen, lounge diner,
first floor landing, three bedrooms (two doubles, one single), bathroom & WC.

Electric heating & partial double-glazing.

Off-street parking, single garage & easily maintained, south-facing garden.

Viewing recommended. No onward chain.

GUIDE PRICE £184,950

September Cottage is a pretty semi-detached property located along the main street in this ever-popular village located 4 miles south of Helmsley. The property was built in the late 1980s of reclaimed stone and as such has the appearance of a much older cottage.

The property might now benefit from some gentle updating and improvement but offers great potential. The accommodation is arranged over two floors and briefly comprises: entrance hall, cloakroom, kitchen, lounge diner with open fire, first floor landing, three bedrooms, bathroom and WC. There is partial double-glazing and heating is via electric night storage heaters.

To the rear is an easily maintained, south-facing garden area with York stone paving, off-street parking and a single garage.

Oswaldkirk is a pretty village, pleasantly situated between the North York Moors National Park to the north and the Howardian Hills Area of Outstanding Natural Beauty to the south. The village is well placed for easy access to the Georgian market town of Helmsley, located approximately 4 miles north and the neighbouring village of Ampleforth some 2 ½ miles west.



ACCOMMODATION

ENTRANCE HALL

Staircase to the first floor. Telephone point. Understairs cupboard. Electric night storage heater.

CLOAKROOM

1.6m x 1.0m (5'3" x 3'3")

Low flush WC and wash basin. Casement window to the side. Consumer unit. Electric heater.

KITCHEN

3.0m x 2.6m (9'10" x 8'6")

Range of kitchen units incorporating a stainless steel, single drainer sink unit. Electric cooker. Automatic washing machine. Two sash windows to the front. Electric night storage heater.



LOUNGE DINER

4.9m x 4.0m (16'1" x 13'1")

Open fire with stone surround, slate hearth and oak mantel. Television point. Casement window to the rear. French doors opening onto the rear terrace. Electric night storage heater.



FIRST FLOOR

LANDING

Casement window to the side. Loft hatch. Airing cupboard housing the hot water cylinder with electric immersion heater.

BEDROOM ONE

3.3m x 2.7m (10'10" x 8'10")

Two sash windows to the front. Fitted wardrobe. Television point. Electric night storage heater.



BEDROOM TWO

3.0m x 2.8m (9'10" x 9'2")

Two sash windows to the rear. Fitted wardrobe. Television point. Electric night storage heater.



BEDROOM THREE

2.4m x 1.6m (max) (7'10" x 5'3")

Sash window to the front. Electric night storage heater.

BATHROOM & WC

1.9m x 1.7m (6'3" x 5'7")

White suite comprising: bath, wash basin and low flush WC. Casement window to the rear. Heated towel rail.



OUTSIDE

September Cottage is set slightly back from the pavement behind a stone paved area. To the rear of the property is a south-facing and easily maintained garden area; the French doors from the lounge open onto a small terrace with a wide set of steps leading down to two further terraces paved with York stone. These are ideal for containers and a table and chairs or for additional parking. Access from Main Street is shared with the adjoining property and the Village Hall to the rear. Each cottage has its own single garage with power laid-on.

SINGLE GARAGE

5.3m x 2.4m (17'5" x 8'2")

Concrete floor. Electric light and power. Up and over door. Casement window to the side.

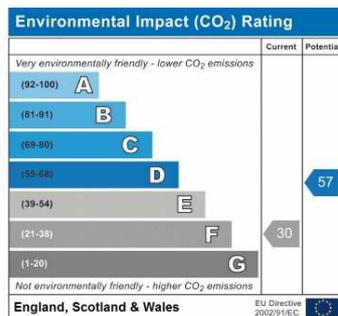
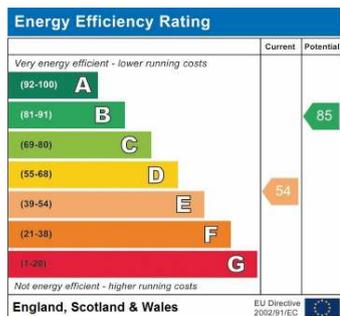


GENERAL INFORMATION

Services: Mains water, electricity and drainage.
 Council Tax: Band: C (Ryedale District Council).
 Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.
 Post Code: YO62 5XT
 Viewing: Strictly by appointment through the Agent's office in Malton.



EPC



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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 in this firm's employment has the authority to make or give any representation or warranty in respect of the property



Ground Floor
Approximate Floor Area
377 sq. ft.
(35.0 sq. m.)

First Floor
Approximate Floor Area
377 sq. ft.
(35.0 sq. m.)

Whilst every effort 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. 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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