



Station Cottages, Temple Hirst

In Excess of £240,000



Station Cottages

Temple Hirst, Selby

- Gorgeous Two Bedroomed End-Terraced Cottage
- South West Facing Rear Patio
- 67 Sq. M/ 721 Sq. Ft.
- Mains Electricity. Electric Central Heating. Log Burner
- Mains Water Supply. Shared Septic Sewerage System
- Broadband: FTTC. Mobile: 4G
- Brick Built Construction
- FREEHOLD
- EPC Rating 'TBC'
- Council Tax Band 'B'



Welcome to this utterly charming two bedroom end-terraced cottage, boasting a touch of traditional charm paired with modern amenities. Nestled within a private and peaceful setting, this cosy abode is a haven of comfort style and tranquillity.

As you step inside, you are greeted by a warm and inviting atmosphere that immediately makes you feel right at home.

Since purchasing the property the current owner has completed a series of improvements and works to the Cottage which are clear from the moment you step through the front door.

The entertaining dining kitchen is the heart of this home which has been extended by the current owner. With a range of fitted wall and floor units, fitted washing machine and compact dishwasher. There is also a charming nook to appreciate the rear view out of the rear kitchen window. The current owner has also added a skylight above the dining area to cleverly let more light into the kitchen.

The recently modernised bathroom is also on the ground floor and has been beautifully finished with shower over bath, toilet and hand basin. Attractive floor to ceiling subway tiles complete the stylish bathroom.

Between the kitchen and lounge there is a useful storage cupboard.

The generously lounge has tiled floor, multi fuel burner and French doors leading out to the front of the cottage.

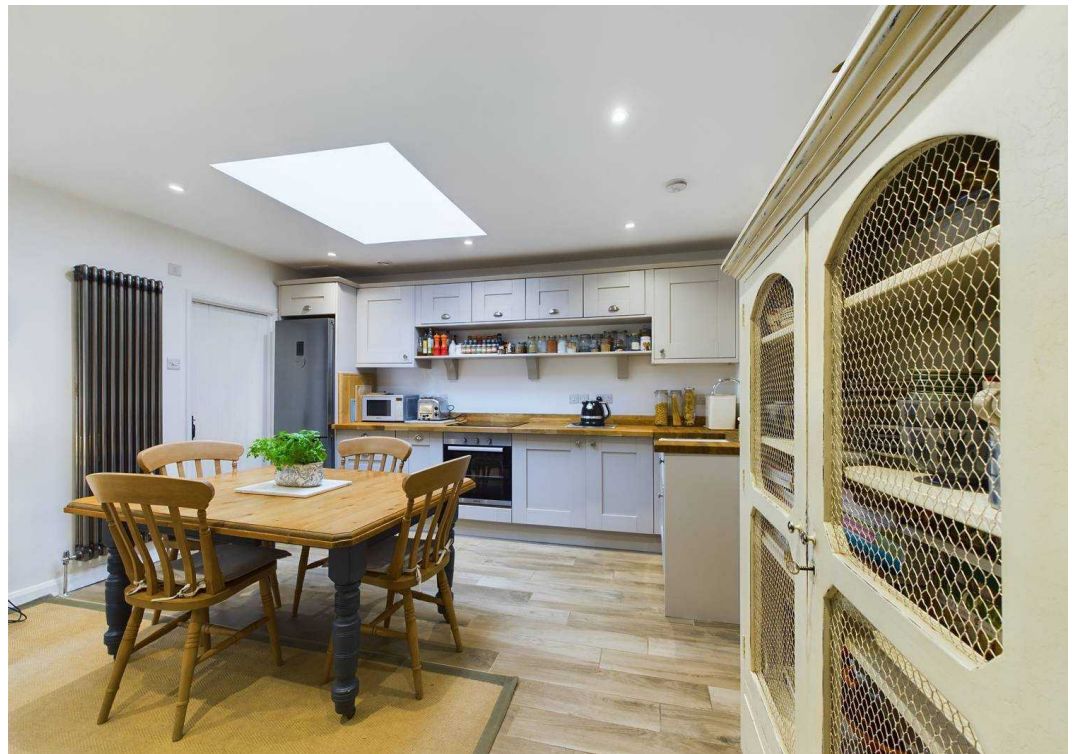
Upstairs are two double bedrooms, Master bedroom with front elevation views has feature fireplace and alcove perfect for a wardrobe whilst bedroom two has window overlooking the rear elevation and rural view beyond.

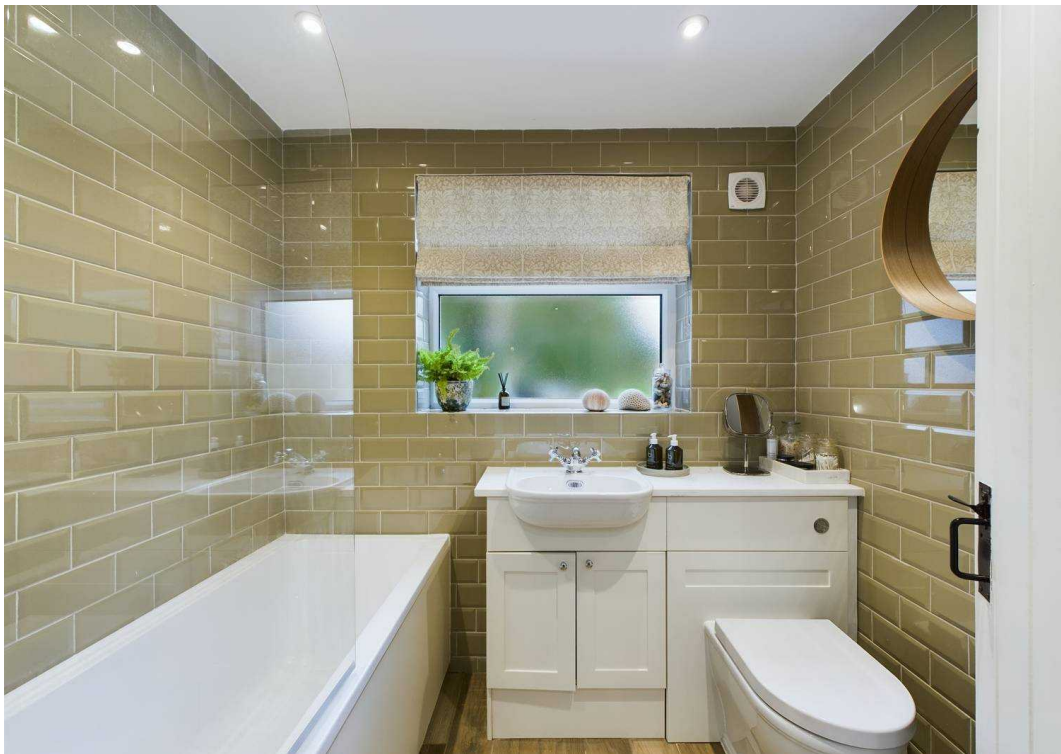
Outside to the front, is the charming cottage garden with areas for sitting and al-fresco entertaining as well as parking for two cars. There is also further parking, a Garden Room across the road from the parking spaces measuring 12' X 8' (Garden room 8' x 8' and shed 4' x 8')

The south-west facing rear patio area has delightful rural views as well as space of dining table to enjoy the Sunny weather in private.

Don't miss the opportunity to make this delightful cottage your own and experience the joys of country living in a modern setting.

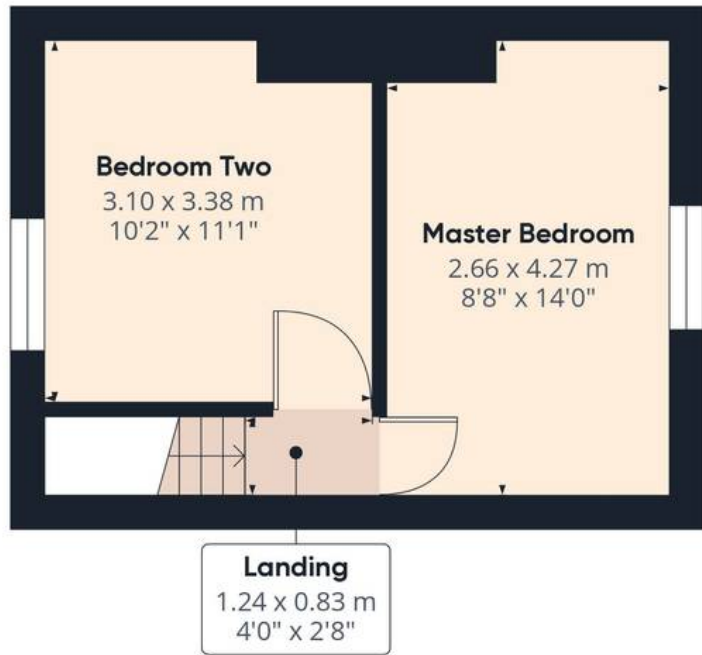
Book your viewing today and step into your dream home!







Ground Floor



Floor 1

Approximate total area⁽¹⁾
65.44 m²
704.39 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



JP Harll

J P Harll Estate Agents, 24 Finkle Street - YO8 4DS

01757 709955 • sales@jpharll.co.uk • www.jpharll.co.uk/

