



Woodpecker Cottage, Temple Hirst

Guide Price £400,000



Woodpecker Cottage

Temple Hirst, Selby

- Three Bedroomed Detached Cottage with Double Garage & Workshop
- South Facing Gardens
- 97M² / 1034 Sq. Ft.
- Mains Electricity / Oil Central Heating
- Mains Water Supply / Sewage Treatment Plant installed 2023
- Broadband: FTTC Mobile: 4G
- Brick Built Construction
- EPC Rating 'E' Council Tax Band 'C'



Welcome to this charming three bedroom detached cottage, boasting a touch of traditional charm paired with modern amenities. Nestled within a peaceful setting, this cosy abode is a haven of comfort and tranquillity.

As you step inside, you are greeted by a warm and inviting atmosphere that immediately makes you feel right at home. Take off your coats and shoes in the enclosed porch and come straight into the hardest working room of the house, the utility. The room is the size of some kitchens. With a range of fitted wall and floor units, space for a washing machine, tumble drier, dishwasher and fridge/freezer. A 1 ½ bowl sink unit is set beneath the pretty window, you can literally watch the Sunflower fields grow from here. The Kitchen with its beamed ceiling and open staircase leading to the first floor accommodation, offers all the charm your heart desires. This Chef's dream offers ample storage and plenty of worktop space. The spacious lounge/dining room boasts an Inglenook fireplace and is ideal for relaxing evenings with loved ones or hosting gatherings with friends.

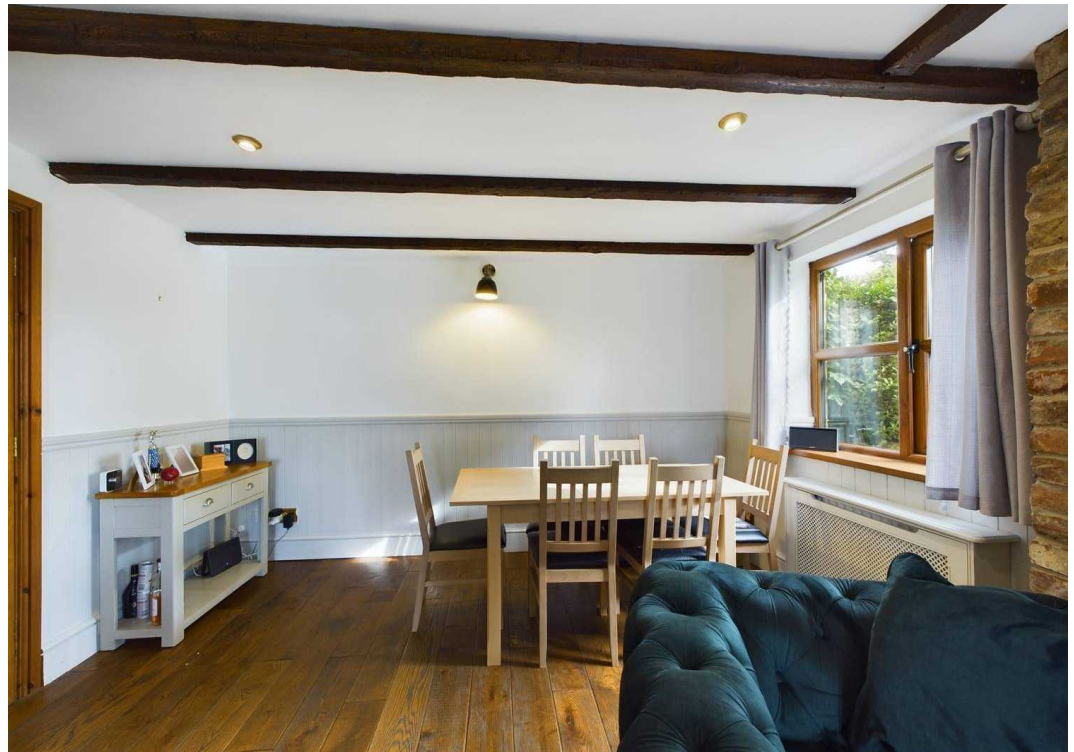
Upstairs the Principal bedroom boasts an en-suite bathroom, whilst bedroom two offers a balcony to admire the garden and field views beyond. Bedroom three also offers pretty views from its South facing window. The family shower room was installed in 2023 and offers sleek emerald tiled walls, walk in shower, pedestal wash hand basin and close coupled w.c.

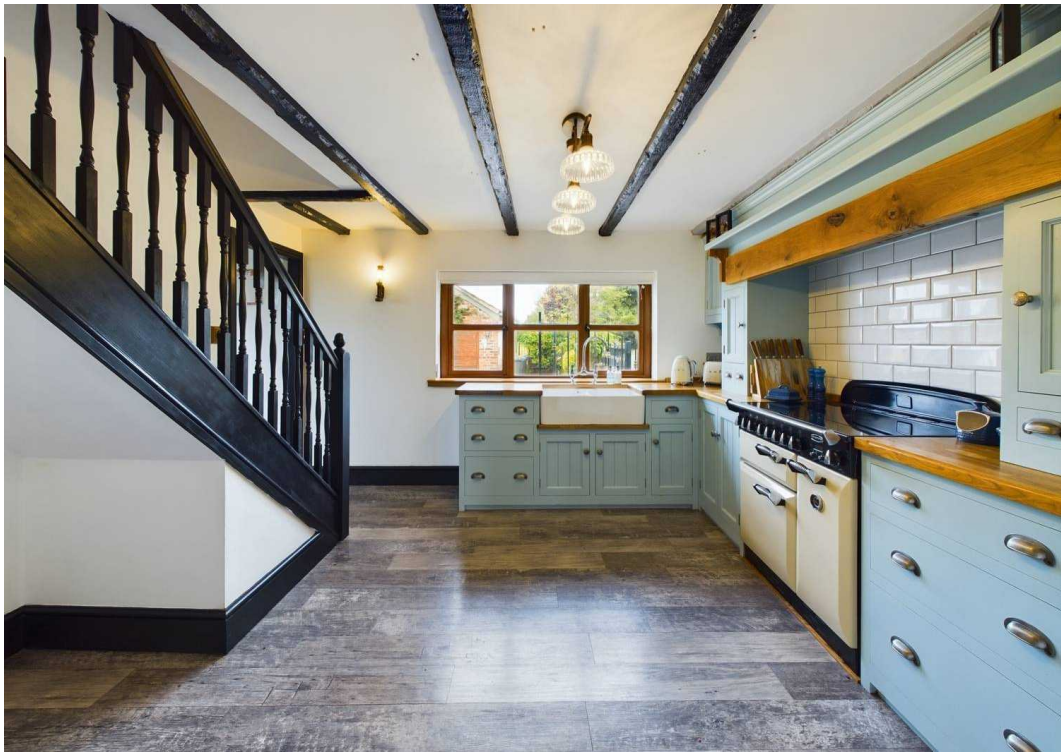
The property also features a double garage and workshop, offering plenty of storage space for all your tools and outdoor gear.

Outside to the front, is a large expanse of off road parking. The detached double garage and workshop boasts a tiled floor, plastered walls and ceiling with access to the loft space. Two single, Electric up-and-over garage doors provide easy vehicular access.

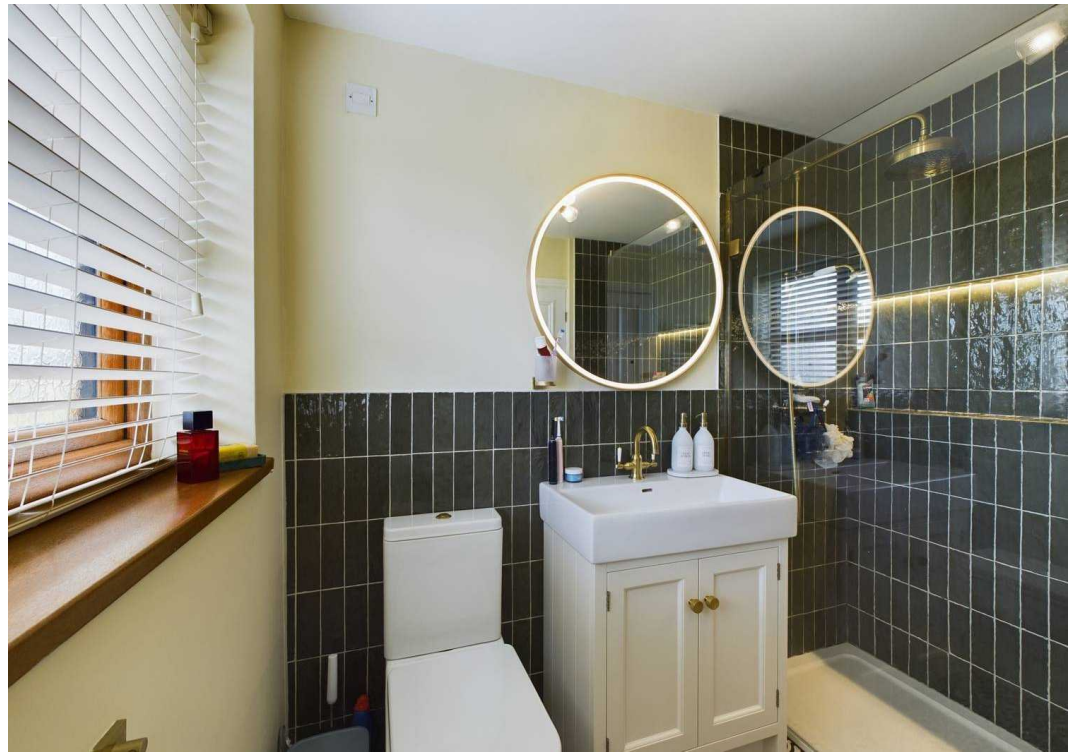
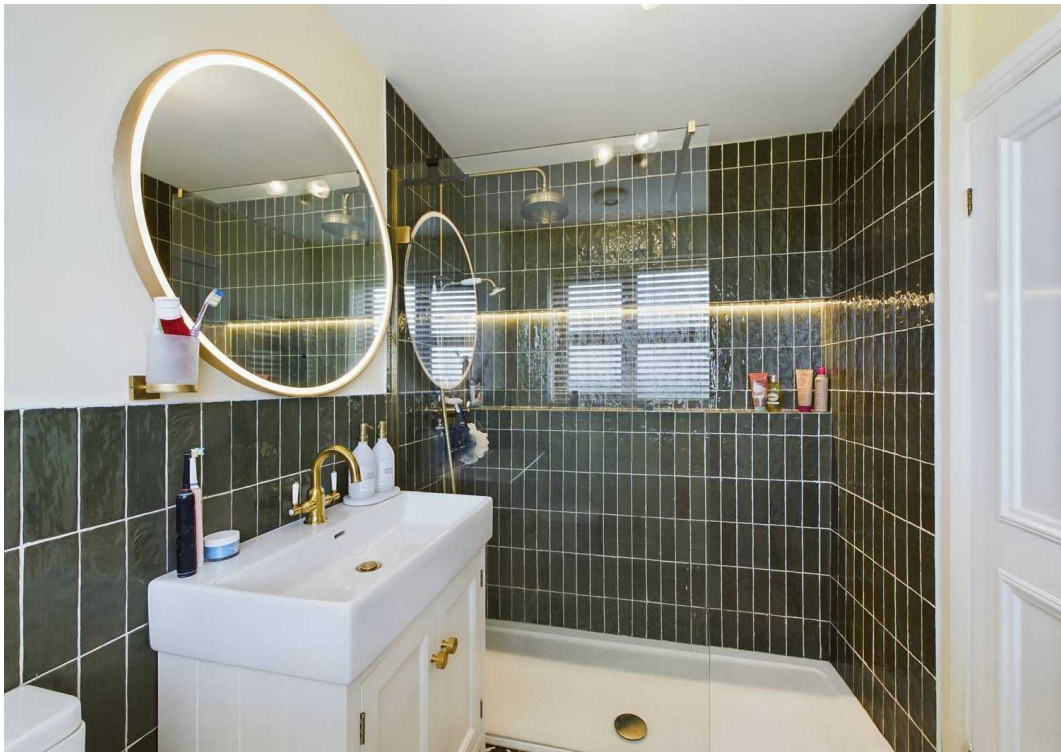
The south-facing mature garden, offers plenty of space to enjoy outdoors, with a generous patio area perfect for dining alfresco. Outside Hot and Cold Water taps.

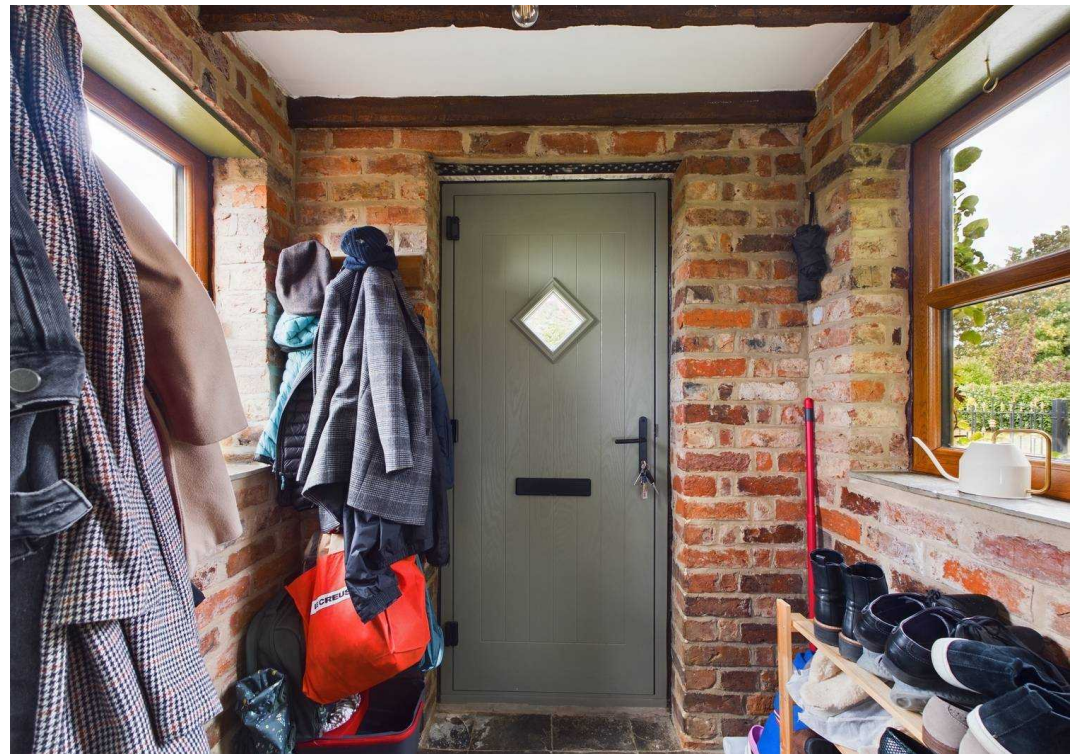
Don't miss the opportunity to make this delightful cottage your own and experience the joys of country living.

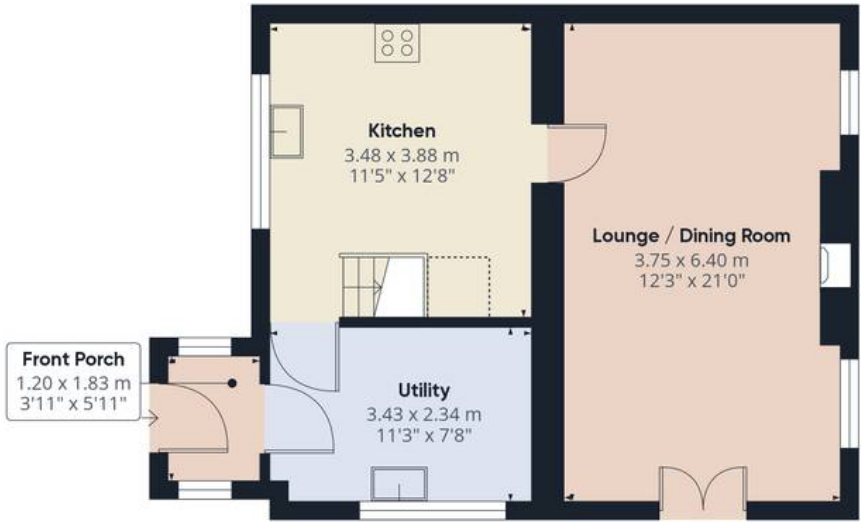




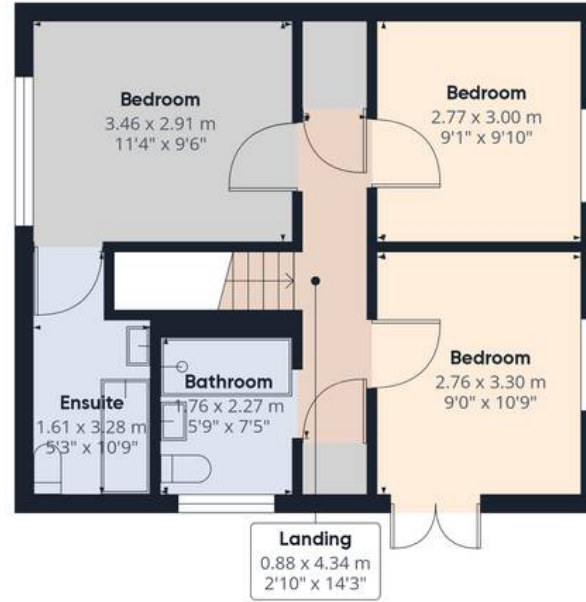








Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
129.26 m²
1391.34 ft²

Reduced headroom
0.61 m²
6.57 ft²

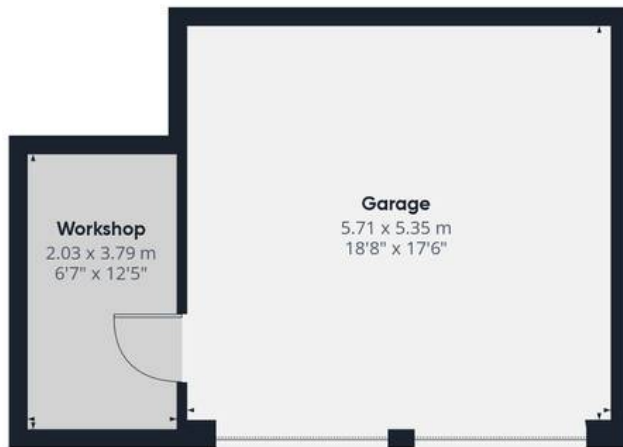
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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.

GIRAFFE360



Ground Floor Building 2



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