



HUDSON
MOODY

Rose Cottage Riccall Lane, Kelfield, York YO19 6RE

****Subject to an overage clause, please ask the office for more information****

Situated in a delightful rural location on the edge of the village of Kelfield, you will find this charming and characterful four bedroom period property that has been altered and extended over many years yet retains a wealth of period features. The house could be of interest to equestrians as there are four stables, currently storage, a barn, three paddocks and a large parking area.

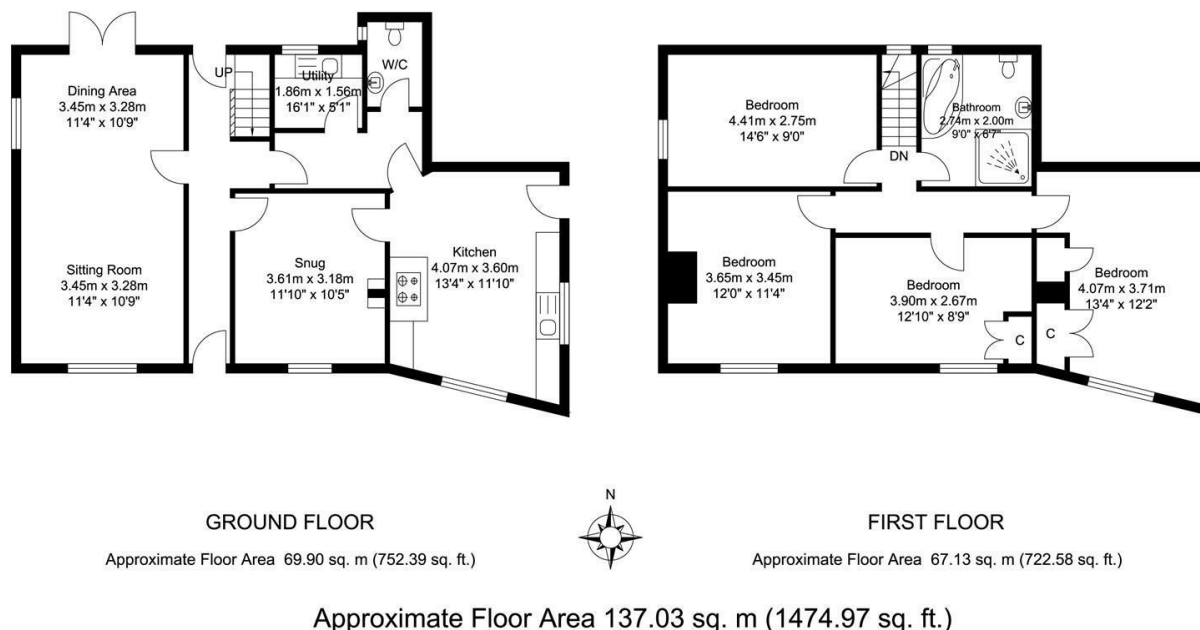
- Impressive Period Cottage
- Extensive Plot with Stables and Paddocks
- Open Plan Living and Dining Room
- Versatile Second Reception Room
- Farmhouse Kitchen, Utility and Ground Floor WC
- Four Double Bedrooms
- House Bathroom
- Various Outbuildings and Large Off Road Parking Area
- Well Maintained Lawned Gardens and Patio Areas
- Charming Rural Village Location

Guide Price £625,000

Tenure: Freehold

Council Tax Band: E

Rose Cottage







Site Plan



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		
	28	65
England & Wales	EU Directive 2002/91/EC	



IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

**HUDSON
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