

Energy Efficiency Rating	
Current	Potential
83	92

Environmental Impact (CO ₂) Rating	
Current	Potential

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

Christmas Cottage, Great Edstone, York, North Yorkshire, YO62 6NZ Guide price £350,000

Christmas Cottage is a charming four bedroom mid-terraced home with accommodation over three floors, with a modern eco heating system with under floor heating powered by an air source heat pump situated within in the quaint village location of Great Edstone.

This well presented property offers modern accommodation with high quality fixtures and fittings and an eco friendly heating system. The property briefly comprises; entrance hall, living room, cloakroom, kitchen diner opening to garden. To the first floor are three bedrooms and a house bathroom, and master suits with walk in wardrobe and en-suite are situated on the second floor.

Outside has gardens to the front and rear designed for ease of maintenance with a terraced hard landscaped enclosed garden to the rear giving access to the garage and car standing area for two cars.

Great Edstone is a delightful hill top rural village within a short drive of ancient market town of Kirkbymoorside as well as the renowned North York Moors National Park. The ancient city of York and the Coastal resorts of Scarborough and Whitby are easily commutable.

EPC Rating B



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ENTRANCE HALL

Staircase to the first floor. Understairs cupboard. Thermostat. Utility cupboard with automatic washing machine point. Intruder alarm control panel. Travertine tiled floor.

CLOAKROOM

4'11" x 2'11" (1.50m x 0.90m)

White low flush WC and wash hand basin. Extractor fan. Travertine tiled floor

LIVING ROOM

16'0" x 12'9" (4.90m x 3.90)

Window to front aspect, black wood burning stove set on a York stone hearth. Joiner built storage units to either side of the chimney breast. Television and telephone points. Thermostat.

OPEN PLAN KITCHEN/DINER

20'0" x 10'9" (6.10m x 3.30)

Window to and French doors to rear aspect. Quality range of two tone kitchen cabinets with solid oak worktops and concealed lighting Black ceramic sink with waste disposal. Integrated dishwasher. Samsung American style fridge freezer. Rangemaster, electric range cooker with induction hob and extractor hood over. Thermostat. Recessed spotlights. Television and digital radio points. Travertine tiled floor. Vaulted ceiling over the kitchen area with Velux roof light.

FIRST FLOOR LANDING

Window to front aspect. Staircase to the first floor. Airing cupboard housing the underfloor heating manifold and pressurised water cylinder.

BEDROOM TWO

14'1" x 8'6" (4.30 x 2.60)

Window to front aspect. Range of floor to ceiling wardrobes along one wall. Thermostat. Television point.

BEDROOM THREE

12'5" x 10'5" (3.80m x 3.20m)

Window to rear aspect. Thermostat. Television point.

BEDROOM FOUR

9'2" x 8'2" (2.80m x 2.50m)

Window to front aspect. Thermostat. Television and telephone points.

HOUSE BATHROOM

7'10" x 5'10" (2.40m x 1.80m)

White suite comprising: bath with shower over, pedestal basin and low flush WC. Extractor fan. Recessed spotlights. Travertine tiled floor and matching wall tiling.

SECOND FLOOR LANDING

MASTER BEDROOM

16'4" x 13'1" (5.00m x 4.00)

Two Velux roof lights to the front and one to the rear., all with fitted blinds. Television point. Thermostat.

WALK-IN WARDROBE

6'6" x 5'2" (2.00m x 1.60m)

Fitted shelving and hanging rail.

EN-SUITE SHOWER ROOM

11'5" x 5'2" (3.50m x 1.60m)

White suite comprising wash hand basin, low flush WC and shower cubicle. Velux roof light to the side elevation. White quartz tiled floor. Recessed spotlights. Extractor fan. Twin bathroom cabinets.

OUTSIDE

To the rear of the house is a west facing garden which has been landscaped to provide a stone flagged patio area with steps leading up to a lawn. Access to the garage and parking area behind. The front garden is gravelled, with flagged path leading to the front door.

GARAGE

18'4" x 9'6" (5.60m x 2.90m)

Roller shutter door to the front and personnel door to the rear. Concrete floor. Electric power and light. Loft storage area.

SERVICES

Mains water, electricity and drainage. Central heating via an air source heat pump.

COUNCIL TAX BAND D

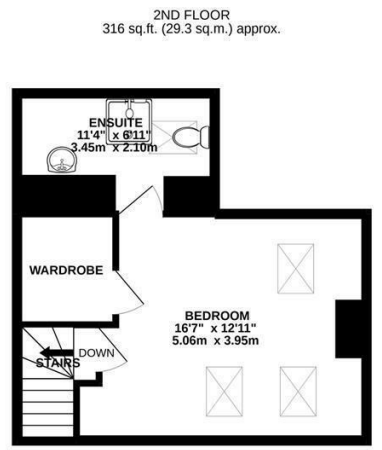
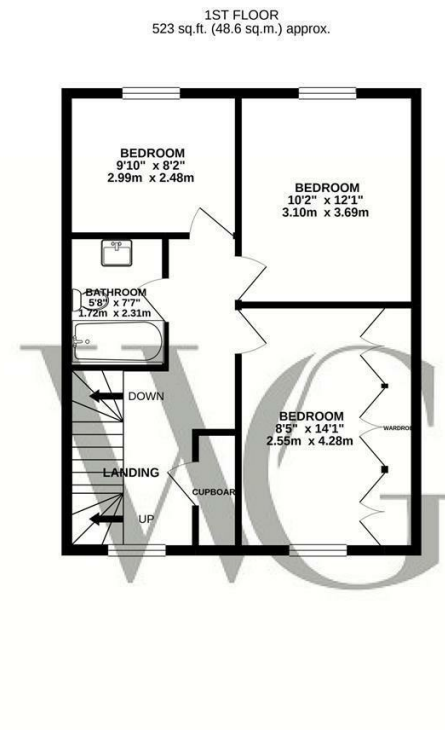
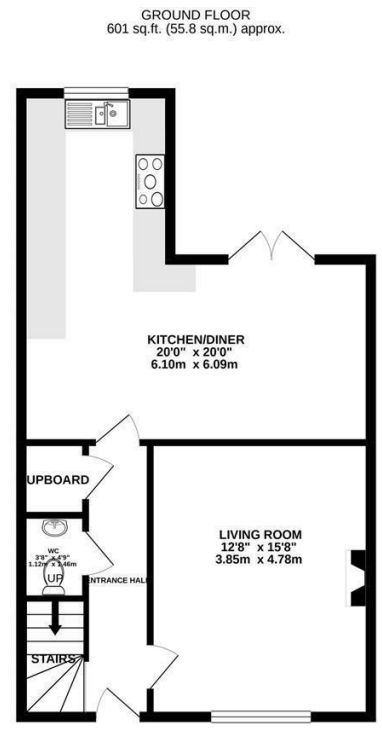
EPC RATING B

ADDITIONAL NOTES

Rights of Way: The property has the benefit of a right of way to the car standing area and garage.

TENURE

Freehold.



TOTAL FLOOR AREA : 1439 sq.ft. (133.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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