



1 Lime Tree Cottages
Roecliffe, York, YO51 9LY
Guide price £265,000

No 1 Lime Tree Cottages is a delightful two-bedroom cottage is located in a sought-after location in the village of Roecliffe approximately one mile from Boroughbridge and the A1 North and South

Whether you're enjoying the stunning views from your windows or taking a stroll through the picturesque village, you'll feel right at home in this cosy cottage.

SITTING ROOM OVER LOOKING THE VILLAGE GREEN

DINING KITCHEN WITH ACCESS TO THE CHARMING REAR YARD TWO DOUBLE BEDROOMS MODERN SHOWER ROOM OUTBUILDING TO THE REAR OIL CENTRAL HEATING, COUNCIL TAX BAND D EPC E



Description

Situated in the desirable village of Roecliffe this pretty well maintained 2 bedrooomed cottage overlooks the lovely village green and is an ideal home for a family or retirees. The property benefits from UPVC double glazing and oil fired central heating system.

Roecliffe has a historic church , Primary School and is only a mile from the busy market town of Boroughbridge with its variety of shops, restaurants and High School.

The village is conveniently located for commuting to York 16m, Leeds 21m, Harrogate 8m, Thirsk 11m. There are train stations located in York, Leeds, Harrogate, Knaresborough and Thirsk."

Entrance Vestibule

Glazed panelled front door leading to:-

Sitting Room : 18.9 x 10.09

Window to the front overlooking the village green, Feature fire surround, two central heating radiators.

Dining Kitchen : 23.4 x 11.1

Kitchen Area: With window to the rear elevation, floor and ceiling base cupboards with complementary work surface, integrated stainless steel sink with drainer, electric oven and hob, plumbing for dish washer and washing machine, space for fridge, access door leading onto the rear yard area.

Dining Area: With window to the side elevation, stairs rising to the first floor.

First Floor

Bedroom One 13.4 x 10.10

Window to the front elevation overlooking the lovely village green and church, fitted wardrobes with over head cupboards and central heating radiator.

Bedroom Two: 11.0 x 9.12

With window to the rear elevation and central heating radiator.

Shower Room

With obscure glazed window to the side elevation, walk in shower, wash basin and low level WC.

Externally

There is a small cottage garden to the front. To the rear there is an enclosed courtyard and useful shed.

Location

The village of Roecliffe is a picturesque village with an interesting mix of properties set around its well tended green. an ideal location in which to explore the area further. Most of the bridleways and footpaths are linked so walkers or cyclists can easily connect to the local villages around Roecliffe.

This immaculately presented character cottage will undoubtedly appeal to those seeking the tranquillity of village life yet still enjoying the convenience of access to business centres via the A1 motorway including Leeds, Darlington and Teesside. In addition Roecliffe is well placed for daily travel to Harrogate, York, Ripon and Northallerton. Immediate village facilities include a successful village primary school and church which has stood in the village since the 1830's. The historic market town of Boroughbridge offers a traditional High Street of shops, doctor and dental surgeries, main post office, library with a community resource centre and good bus service. The agents recommend an internal viewing of this deceptively spacious and charming character cottage.

Directions

From the centre of Boroughbridge proceed down the High Street, into Fishergate and turn left at the 'T' junction onto Horsefair. Turn right just past the pedestrian crossing onto Roecliffe Lane and follow this road under the A1 and into Roecliffe village. Lime Tree Cottage is on the left just before the village primary school.





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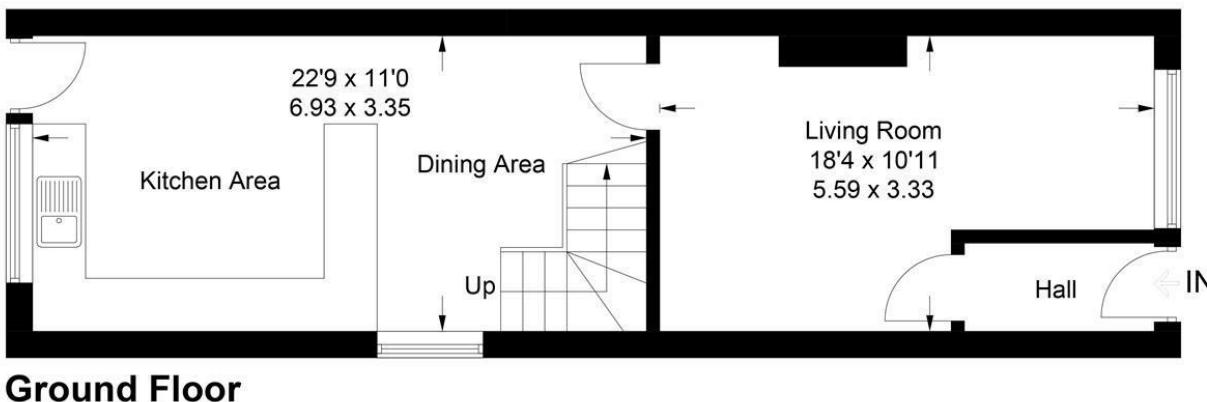
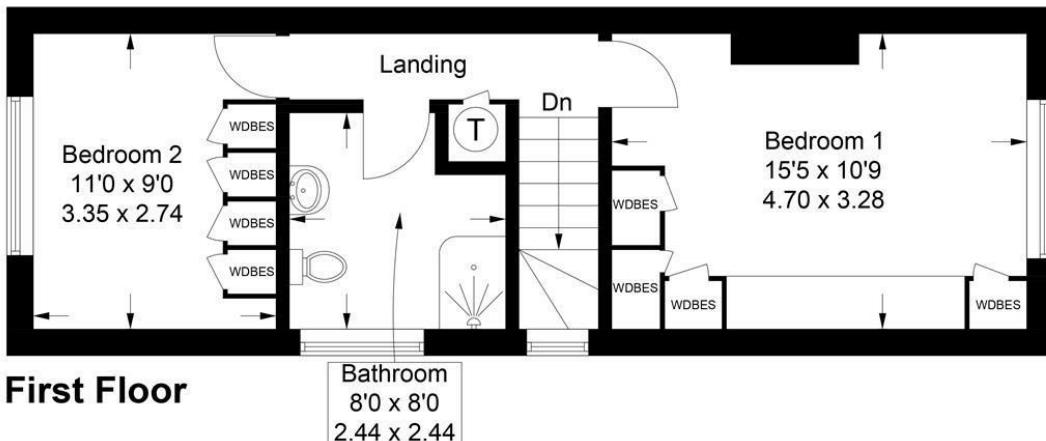
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FOR SALE

1 Lime Tree Cottages, Roecliffe

Ground Floor = 461 sq ft / 42.8 sq m
 First Floor = 406 sq ft / 37.7 sq m
 Total = 867 sq ft / 80.5 sq m



Ground Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1085427)

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			
F1 Directive			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
F1 Directive			

Craven-Holmes Estate Agents. 32 High Street, Boroughbridge, York, North Yorkshire, YO51 9AW

t: 01423 329010 **e:** lettings@craven-holmes.co.uk | sales@craven-holmes.co.uk

www.craven-holmes.co.uk