



Low Road, York  
, YO51 9ER

Asking Price £525,000



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**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Low Road, York

## DESCRIPTION

Hunters are pleased to offer this lovely period cottage in the much sought after village of Aldborough. Beautifully restored and maintained by the current owner, the property briefly comprises three reception rooms, garden room and kitchen. The first floor has two bedrooms, the master with en suite shower room, and the house bathroom. To the second floor is an additional bedroom/attic room with far reaching views. The garden to the rear of the property is a particular feature of the property. Expertly landscaped and planted, various areas have been created to offer a variety of peaceful private spaces, leading to a summerhouse with wooden store beyond. Viewing is highly recommended.



# ROOMS

Hunters are pleased to offer this lovely GRADE II listed period cottage in the much sought after village of Aldborough. Beautifully restored and maintained by the current owner, the property briefly comprises three reception rooms, garden room and kitchen. The first floor has two bedrooms, the master with en suite shower room, and the house bathroom. To the second floor is an additional bedroom/attic room with far reaching views. The sunny garden to the rear of the property is a particular feature of the property. Expertly landscaped and planted, various areas have been created to offer a variety of peaceful private spaces, leading to a summerhouse with wooden store beyond. Viewing is highly recommended.

**Sitting Room**  
12'2" x 9'1"  
An inviting room with original ceiling beams. Multifuel stove set on a stone hearth with wooden mantle over. Sliding sash window to the front elevation overlooking the village church.

**Living Room**  
14'9" x 11'10"  
A cosy and inviting space with a gas stove as the heart of the room set in an old brick recess with wooden mantle over and a stone hearth. The ceiling has original beams; a sliding sash window overlooks Low Road and St Andrew's church.

**Reception Room**  
22'2" x 8'4"  
With doors off to the garden room and living room and stairs off to first floor level. Useful under-stair storage. Central heating radiator.

**Garden/Dining Room**  
19'7" x 9'8"  
A bright and inviting space, with glazed door and windows overlooking the rear garden.

**Cloakroom**  
Fitted with wash hand basin and low flush WC.

**Kitchen**  
12'10" x 8'0"  
Fitted with a range of floor mounted 'shaker' style units with matching quartz work-surfaces. Inset ceramic sink with mixer tap. Range style cooker with attractive hood over. Space and plumbing for automatic washing machine. Integrated dishwasher. Built-in storage cupboards. Feature column radiator. Windows to gravelled yard and glazed stable door opening to the rear garden. Feature beams to ceiling.

**First Floor**  
Doors off to bedrooms, bathroom and stairs to second floor level.

**Bedroom One & En-suite**  
21'1" x 9'3"  
Dual aspect with windows to both the front and rear aspect, built-in robes and sliding sash to the front aspect. Open to the en-suite with wash hand basin, low flush WC and walk-in shower cubicle. Built-in vanity and window to rear elevation.

**Bedroom Two**  
11'0" (max) x 9'2"  
A cosy room with sliding sash window to the front elevation, built-in wardrobe and central heating radiator.

**Bathroom**  
Fitted with a white suite comprising; twin wash hand basins on cabinet, low flush WC and free-standing roll-top bath. Sliding sash to rear elevation and central heating radiator.

**Second Floor**  
15'3" x 9'2"

**Bedroom Three**  
15'25'7" x 9'2" (max)  
Additional bedroom/attic room with useful storage to eaves and further built-in storage area. Two Velux windows with far reaching views and central heating radiator.

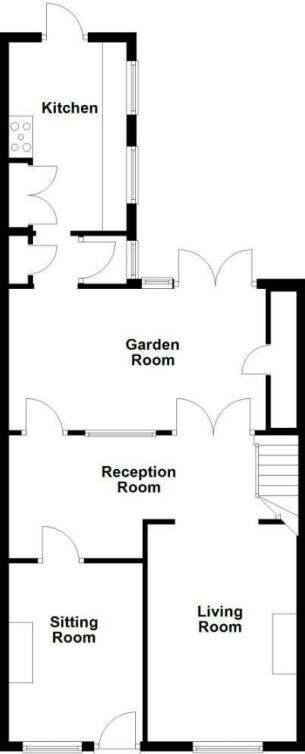
**Gardens**  
A real feature of the property is the well tended, fully enclosed rear garden. A pea-gravelled area is directly to the rear with doors opening Carefully landscaped to create several different areas, all with well stocked borders. Throughout are a selection of mature plants, shrubs and trees, creating a private, peaceful space to enjoy the outdoors. An attractive summer house sits to the end of the garden, to the rear of this is a useful area with wooden store and space for composting.







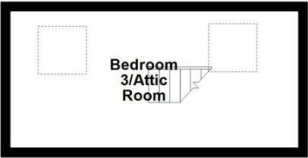
Ground Floor



First Floor



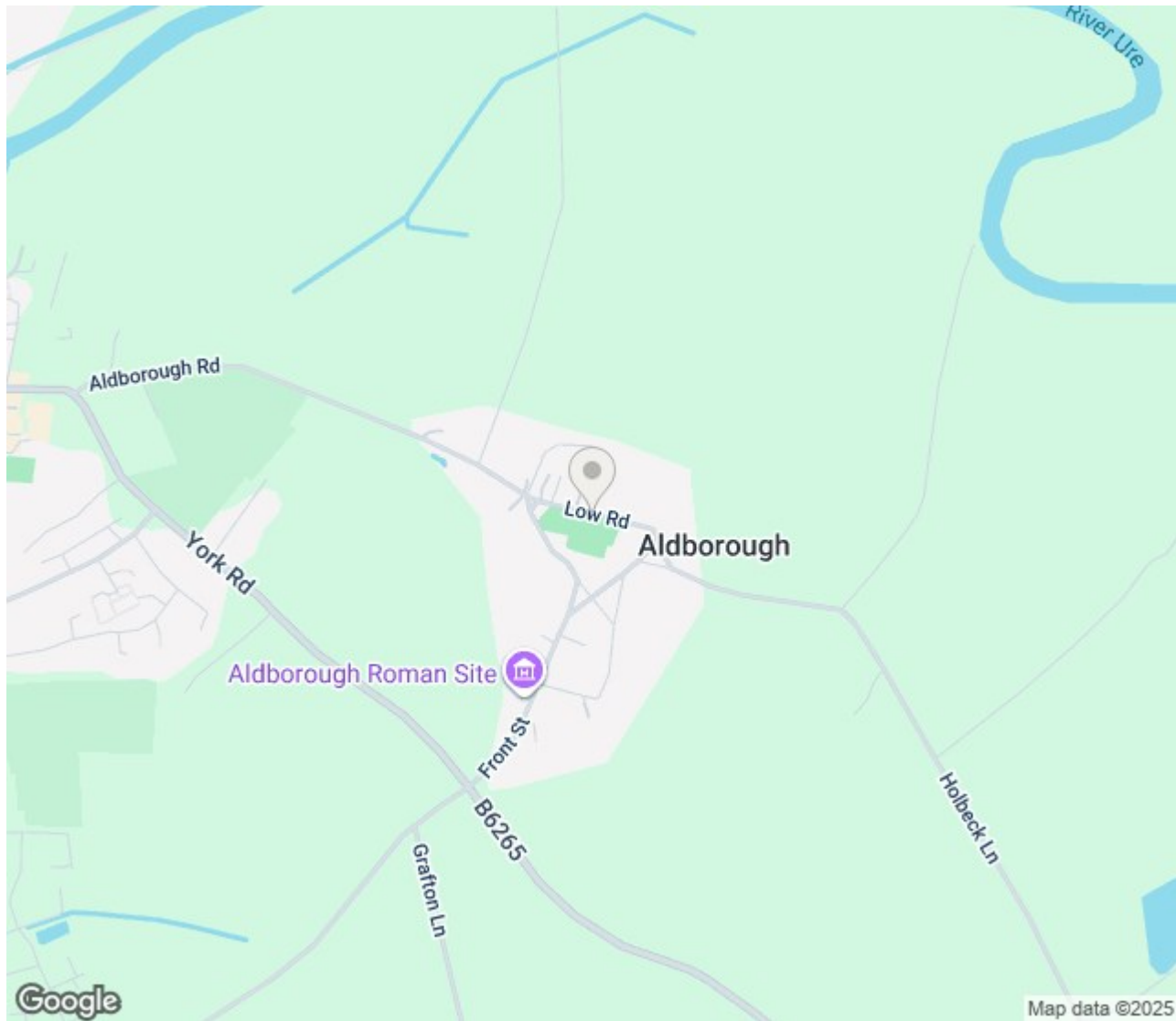
Second Floor












# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

48a Market Place, Thirsk, YO7 1LH | 01845 440044 | [thirsk@hunters.com](mailto:thirsk@hunters.com)











These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.