



## Primrose Way

Helperthorpe, YO17 8TQ

Price Guide £330,000



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Looking for plenty of outdoor space in a rural location? This three bedroom cottage is nestled in the popular Wolds village of Helperthorpe. With plenty of outside space this property is ideal for extending or developing (subject to planning). The cottage benefits from a detached garage and hardstanding which provide plenty of secure parking and some further outbuildings perfect for storage. The cottage itself boasts three bedrooms to the first floor, a ground floor bathroom, cosy sitting room with open fire, open plan kitchen diner, utility room and a further 25ft area of living space to suit a variety of purposes. Viewing highly recommended as properties with this much space are a rare find!

- THREE BEDROOM COTTAGE
- SET ON A SUBSTANTIAL PLOT
- PLENTY OF GROUND FLOOR LIVING SPACE
- AIR SOURCE HEAT PUMP
- RURAL VILLAGE LOCATION
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- KITCHEN/DINER
- VIEWS OVER THE WOLDS
- DETACHED GARAGE AND PLENTY OF PARKING
- SOLAR PANELS

## Entrance Hall

UPVC door to the front aspect, telephone point and wood effect flooring. Understairs storage.

## Sitting Room

Open fire, radiator, coving to ceiling, TV point and UPVC double glazed window to the front aspect.

## Kitchen Diner

Range of wall and base units with roll top work surfaces, stainless steel sink and drainer, tiled splashbacks, electric cooker point, radiator, UPVC double glazed window to the side aspect and tiled flooring.

## Games Room/ Hobby Room

Patio doors to the side aspect, door to the rear and full height windows overlooking the garden. Tiled flooring, two radiators and wood panelling.

## Utility Room

Plumbing for washing machine.

## Ground Floor Bathroom

White suite with low level WC, pedestal hand wash basin and panel bath with shower over. UPVC window and radiator.

## First Floor Landing

Doors to bedrooms. Loft access and UPVC window to the side aspect.

## Bedroom One

Double room with radiator and UPVC window to the front aspect.

## Bedroom Two

UPVC window to the side aspect and radiator. Fitted shelving with cupboard housing the water tank.

## Bedroom Three

UPVC window to the front aspect and radiator.

## Exterior

Set in an extensive plot which is mainly set to lawn

with hardstanding and plenty of parking for multiple vehicles. There are secure wooden gates to the front with fencing to the perimeter. To the rear there is a detached garage and some further outbuildings currently used for storage.

### Services

The cottage has undergone extensive works to improve the energy rating including installing an air source heat pump, extra insulation to the walls and loft space and solar panels.



## Road Map



## Hybrid Map



## Terrain Map



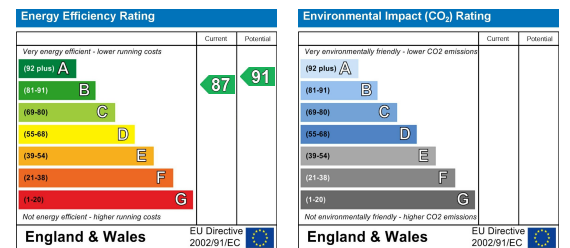
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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