



Holly Cottage

Middleton, YO18 8PB

Offers Over £200,000



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A delightful two bedroom cottage with some lovely features located in the popular village of Middleton. Close by lies the sought after market town of Pickering with the North York Moors National Park also not far away. The property benefits from a cosy wood burning stove, modern breakfast kitchen, ground floor shower room, utility/boot room to the ground floor and two good sized bedrooms with a separate guest WC to the first floor. There is also a fully enclosed front and rear garden, part lawned to the rear with outbuilding for storage and a timber summerhouse (ideal for use as a home office or sunroom/bar) Overall this is a fantastic cottage and positioned in a convenient location with on-street parking directly over the road or on the side lane by the village pub.

- TWO BEDROOM CHARACTERFUL COTTAGE
- DOUBLE GLAZED AND GAS CENTRAL HEATING
- WOOD BURNING STOVE TO SITTING ROOM
- CAN BE CHAIN FREE / IDEAL FIRST HOME OR HOLIDAY HOME
- CONVENIENT VILLAGE LOCATION CLOSE TO THE NORTH YORK MOORS AND PICKERING TOWN
- GROUND FLOOR SHOWER ROOM
- BREAKFAST KITCHEN
- TWO DOUBLE BEDROOMS AND GUEST WC TO THE FIRST FLOOR
- UTILITY/BOOT ROOM
- ENCLOSED REAR GARDEN

Entrance Hall

Double glazed door to the front aspect and latch style door to the sitting room.

Sitting Room

UPVC double glazed window to the front aspect, radiator and wood burning stove. Staircase leading to the first floor and latch style door to the kitchen.

Breakfast Kitchen

Range of wall and base units with sink and drainer unit, gas cooker point with extractor hood, radiator, tiled flooring and window to the utility. Latch style door to the rear hall area.

Rear Hall

Tiled flooring and doors to the utility and ground floor shower room.

Shower Room

Double walk in shower with splashback boarding, low level WC, hand wash basin and radiator. UPVC window to the side aspect.

Utility Room

With tiled flooring and plumbing for washing machine. Door to the garden.

First Floor Landing

Latch style doors to the bedrooms and WC. Loft access.

Bedroom One

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

Bedroom Two

UPVC window to the rear aspect and radiator.

Guest WC

Low level WC with wash basin.

Exterior

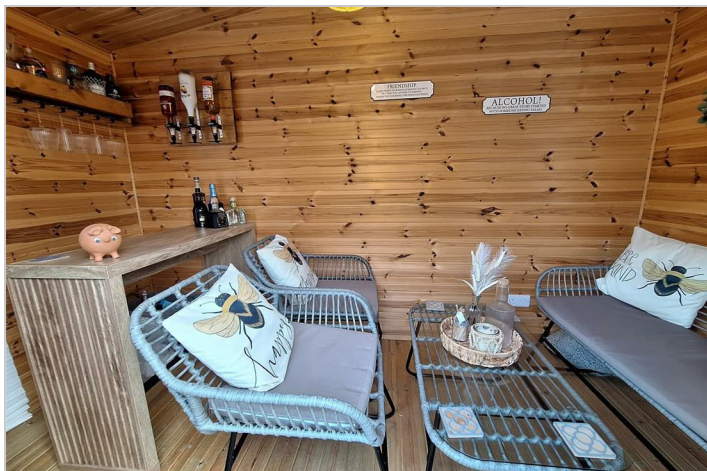
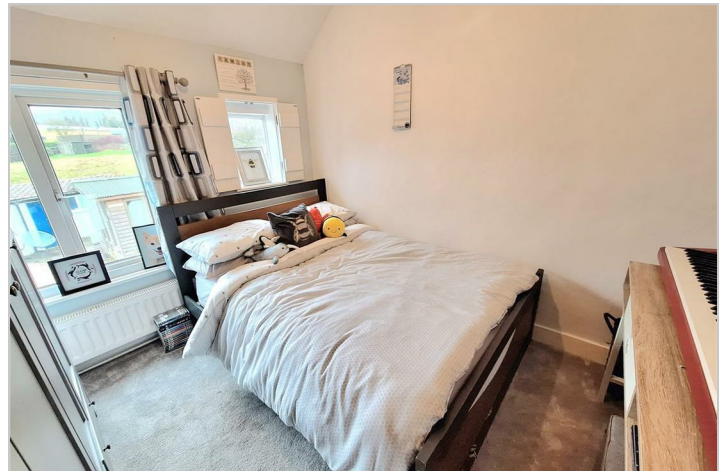
With enclosed rear garden with lawn area and brick built outbuilding. Summerhouse with light and power. Rear access gate for bins. To the front of the property is a walled garden area with gate and pathway.

Services

Mains connected to water, electric, drainage and gas.

Middleton

Middleton is an attractive village and lies west of the market town of Pickering. The village itself has a village pub, post office and general store. Pickering, which is within walking distance, is a bustling and vibrant market town set on the edge of the North York Moors, and home to the North Yorkshire Moors Railway Station. This town offers plenty of shops and local amenities, as well as having a good primary and secondary schools. Situated between Scarborough, Whitby, Helmsley and a 20 minute drive to the nearby market town of Malton, which offers fantastic transport links for commuters to York, Leeds and London via rail and bus links.



Road Map



Hybrid Map



Terrain Map



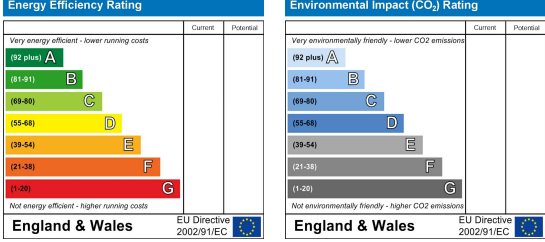
Floor Plan



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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