



Woodlea Daleside Road

Rosedale Abbey, YO18 8SE

Offers Over £425,000



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Woodlea is a stunning four bedroom semi detached period home which offers good size family accommodation arranged over three floors. Situated along Daleside Road (farm track) at the foot of Chimney Bank, approx half a mile from the village itself, the house affords stunning views across the Rosedale valley. The rooms are spacious with plenty of natural light with many rooms being dual or triple aspect. The sitting room/diner has a cosy open fire and a quaint window seat in the bay, providing a good place sit to take in the views. To the rear of the kitchen there is a useful utility/boot room for muddy wellies or wet dogs and on the south eastern side of the house, a lovely garden room with breathtaking views over the valley. With a family bathroom on the first floor and shower room on the second, all four bedrooms are well catered for. There is oil fired central heating throughout and most windows are double glazed. The vendors have also just installed a brand new sewage treatment plant. A beautiful home in an amazing setting!

- AMAZING views over Rosedale and open countryside
- Some beautiful period cottage features
- Garden room with spectacular views!
- Newly installed sewage treatment plant
- Stunning rural location with split level gardens
- House bathroom with additional second floor shower room
- Guest cloakroom/WC
- Four bedrooms situated over three floors
- Sash windows, wood flooring and plenty of character and charm
- Breakfast kitchen with pantry

Entrance Hall

UPVC door opening to stunning views over the countryside and the front garden area. Wood flooring and stairs to the first floor.

Sitting Room/ Dining Room

Wood flooring with window to the rear, side and a lovely bay window with window seating to take in the stunning view! TV point, storage cupboard and fireplace. Two radiators.

Guest WC

Low flush WC with hand basin. Wood flooring and radiator. Motion sensor lighting. Window to the rear.

Breakfast Kitchen

Wall and base units with space for table or breakfast bar, radiator, built in electric hob and oven, 1 1/2 sink unit with mixer tap, plumbing for washing machine and walk in pantry. Window to the front aspect with open views and window to the rear. Door to the boot room.

Boot Room

Rear lobby with space for coats and boots and door to the rear.

Garden Room

A lovely room with wood flooring and UPVC windows to take in the views. Door to the rear and stone feature wall. Radiator and loft storage area.

First Floor Landing

Doors to bedrooms one and two and the house bathroom. Stairs to the second floor. Radiator.

Bedroom One

With sash window to the front and side with views and radiator.

Bedroom Two

With dual aspect windows to the front and side aspect and radiator.

House Bathroom

White suite with bath with shower over, wash basin and low flush WC. Part tiled with window to the rear aspect and built in double storage cupboard.

Second Floor Landing

Latch style doors to bedrooms three and four and shower room. Built in storage cupboards.

Bedroom Three

With pretty arched sash window to the front with open views and radiator.

Bedroom Four

Window to the side aspect, skylight window, sloping ceilings and radiator.

Shower Room

White suite with walk in shower cubicle, low flush WC and wash basin. Splashback and skylight window.

Exterior

A split level garden with hardstanding at the rear, ideal for washing down pets! Raised flower beds, gardens to the front and side with an area ideal for a shed or outdoor building if required. Steps lead from the secure gate up to the front garden with pathway leading to the front door. There is a gravelled parking

area to the boundary line for parking to the front of the property.

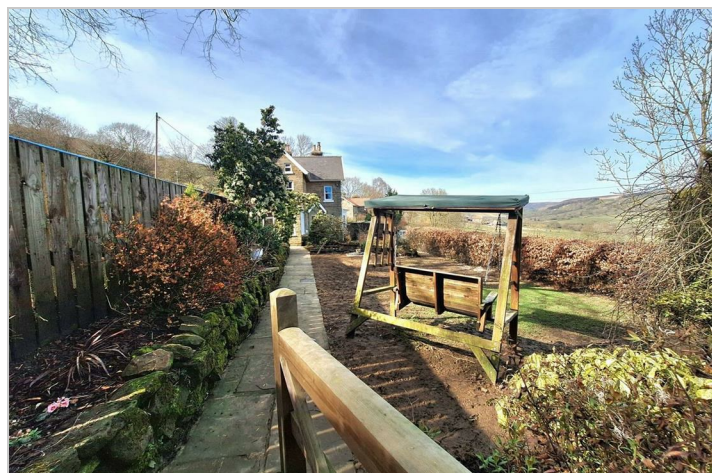
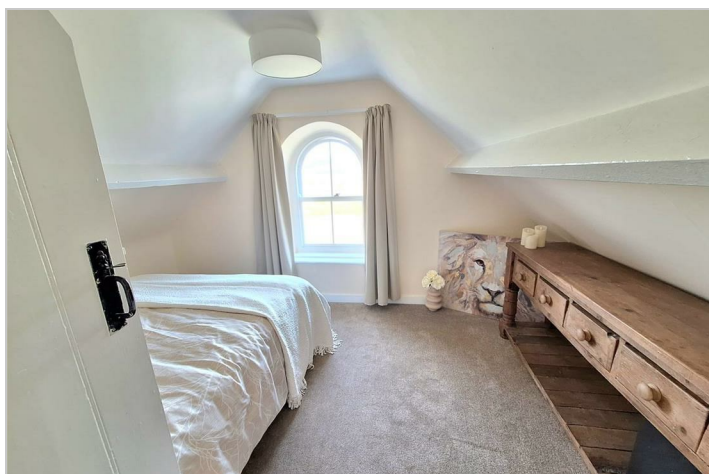
Services

Mains water and electricity are connected. Oil fired central heating. Drainage to newly installed sewage treatment plant.

Council Tax Band E

Rosedale

Rosedale Abbey is a place of peace and quiet, beauty, fresh air, great walking, good food and steeped with history. Rosedale Abbey is a pretty moorland village located in a stunning valley in the heart of the North York Moors National Park, an area of rolling hills and deep valleys. The village consists of a collection of quaint, former miners cottages, a reputable primary school, tea rooms and a village shop for basic every day essentials.



Road Map



Hybrid Map



Terrain Map



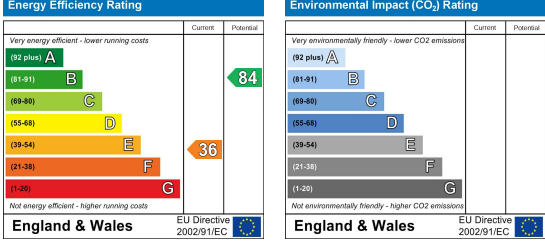
Floor Plan



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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