

EMSLEY MAVOR  
ESTATE AGENTS

...your home is where our heart is



Church End, York, North Yorkshire, YO60 6SY

£179,950



## Reasons to Buy

- Period Cottage
- Desirable Village Location
- Sitting Room with Open Fire
- Two Bedrooms
- Ground Shower Room, Ensuite Bathroom
- South Facing Courtyard
- Useful Outbuilding
- No Onward Chain

## Overview

Grant Cottage enjoys an elevated position situated in a desirable village setting, it is a charming blend of rustic and period charm dating back to around 1850. This is a super home for first time buyers, investors or those looking for a holiday home close to the North Yorkshire Moors and City of York. This quaint cottage retains period features with original sash windows, wooden doors, cosy open fire and wooden flooring.

## Step Inside

Open the painted front door into a welcoming sitting room. With charming period features, the latch wooden doors and focal open fireplace with black surround and wooden mantle, perfect for snuggling on the sofa watching a movie on a wintery night. Walk on through to the kitchen with windows to the side it is wonderfully light. This is a generous space with room for dining table and chairs. with tiled floor and wall mounted cupboards and drawer. There is an electric oven and hob. There is a door leading to

the courtyard. There is a shower room with pedestal wash hand basin and WC.

## Upstairs

Take the stairs and you will find the master bedroom with window overlooking Church End. There is wooden flooring with a wall of useful fitted cupboards. Walk through to the ensuite bathroom, with shower over and WC. The second bedroom has wooden flooring and fitted wardrobe with window to the side. Outside there is a paved courtyard with space for seating, ideal for alfresco dining and drinks with friends. There is a useful outbuilding for storage. A passage leads to the front.

## Outside

There is a paved courtyard with space for seating, ideal for alfresco dining and drinks with friends. There is a useful handy for storing bits and bobs. A passage leads to the front.

## Services

The Cottage has mains water and is heated with electric storage heaters with low energy tariff.





## Local Life in Sheriff Hutton

Situated on the edge of The Howardian Hills, Sheriff Hutton is a quintessential Yorkshire village offering idyllic living where neighbours are warm and welcoming and there is always something happening on the doorstep. Steeped in history, the 14th Century castle built by John Neville later became home to the infamous Richard III. Today the spectacular ruins are the focal point of the village.

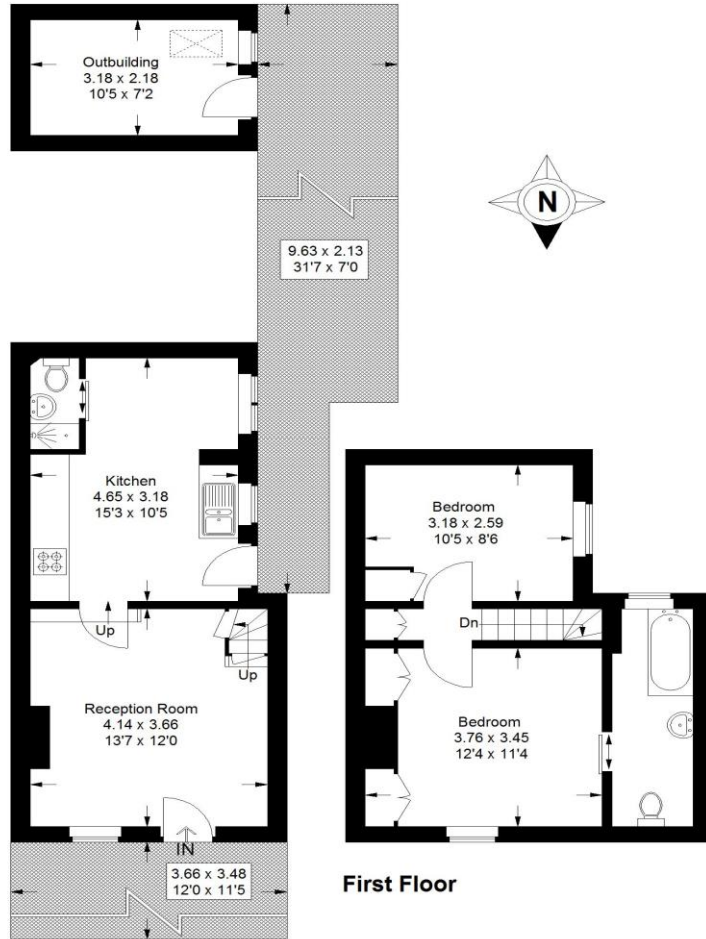
A hop skip and a jump away the Highwayman Inn where you will be greeted with a warm welcome, fine food, great beers and wine. Likewise, the Castleman Inn is well worth a visit. Quarmbys deli is at the heart of the village, I can highly recommend the latte and the food is fantastic. The village also offers a village store, post office and a wine shop! There is a highly regarded Primary School. The village hall hosts numerous clubs and activities, including preschool toddler group, badminton, bowls and other sporting activities.

Sheriff Hutton has excellent transport links, close to the A64 as well as the A19 between York and Thirsk. There is a regular bus service going to York city centre and Monks Cross. Strensall is 4 miles away where there are many amenities, Tesco Extra, Chemist, Butchers and many more. For those wanting superstores, Monks Cross is close by. Sheriff Hutton is surrounded by beautiful countryside but close to the city, the best of both worlds. We think it is a pretty great place to live



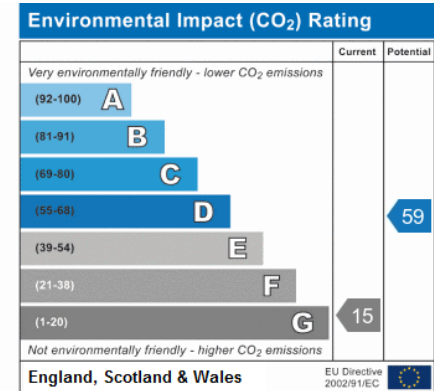
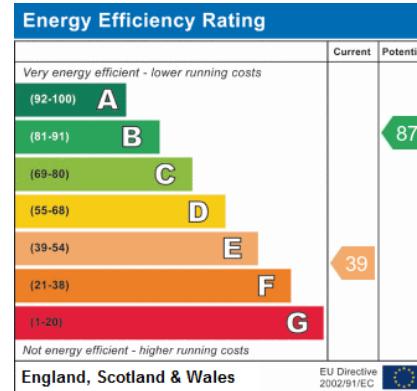
# Grant Cottage, YO60

Approximate Gross Internal Area  
 Ground Floor = 30.9 sq m / 333 sq ft  
 First Floor = 29.8 sq m / 321 sq ft  
 Outbuilding = 7.2 sq m / 77 sq ft  
 Total = 67.9 sq m / 731 sq ft



## Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID:664911)



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