



01947 601301



BIRCH COTTAGE, UGTHORPE

4 BED SEMI-DETACHED HOUSE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Stone-Built Semi-Detached House
- Open Plan Kitchen/Diner with French Doors to the Garden
- Cosy Lounge with Fireplace
- 4 Bedrooms, Family Bathroom & 2 WCs
- Oil Central Heating & Double-Glazing Throughout
- Garage & Ample Off-Street Parking
- Generous Garden with Patio & Rural Views
- Subject to a NYMNP Local Occupancy Restriction

Type: SEMI-DETACHED HOUSE

Availability: FOR SALE

Bedrooms: 4

Bathrooms: 1

Reception Rooms: 1

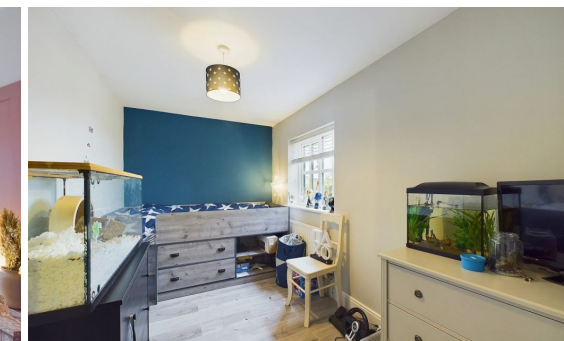
Parking: DRIVEWAY, GARAGE

Outside Space: GARDEN

Tenure: FREEHOLD

01947 601301

www.hopeandbraimstateagents.co.uk



BIRCH COTTAGE, UGTHORPE- 4 bed Semi-Detached House -£319,950



Hope & Braim are delighted to present Birch Cottage in Ugthorpe to the market. This spacious semi-detached house has stylish interiors and a large garden bordering open fields in a village setting within the North York Moors National Park. These properties were completed circa 2010 using traditional materials such as sandstone and pan tiles plus they benefit from having modern oil central heating and double-glazing throughout, making them energy-efficient homes. There is a local-occupancy restriction placed on them, therefore a buyer will need to fulfill the criteria set by the North York Moors National Park Planning Committee. The accommodation is over three floors with a lounge and open plan kitchen/diner downstairs, whilst upstairs there are four bedrooms, a family bathroom and WC. The reception room is at the front of the house and there is a cosy lounge with a fireplace, a hallway with groundfloor WC whilst to the rear is a L-shaped room that has a kitchen with integrated appliances, a dining room and second sitting room with a door leading out onto an outside patio. On the first floor there are three bedrooms and a luxurious family bathroom with a free-standing bath, double sink and a WC. On the top floor is the principal bedroom which is a generous double and has an en-suite WC. Outside there is a block-paved driveway leading to a garage with a large lawned garden to the rear that enjoys views across open fields.



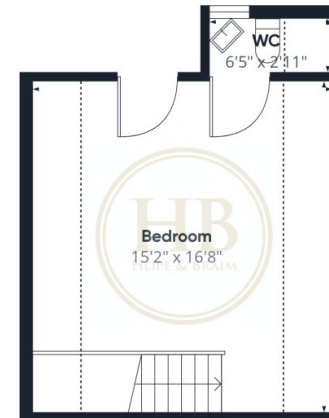
BIRCH COTTAGE, UGTHORPE- 4 bed Semi-Detached House -£319,950



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾
1351.73 ft²

Reduced headroom
86.33 ft²

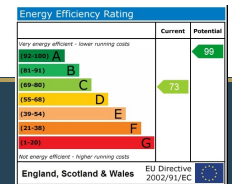
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

