



Peter
illingworth
ESTATE AGENTS

**Low Harland Farm, Daleside Road
Farndale, York, YO62 7JX
Price to Guide £335,000**

www.peterillingworth.co.uk

A real lifestyle choice – Set in a rural North York Moors Location. In need of updating a delightfully situated three bedroomed, stone semi-detached period, double glazed, oil fired centrally heated cottage, with dressed stone elevations and beautiful views over open countryside. Stone outbuildings including: The old stable with storage above and two barns to the side.

Accommodation briefly comprises:

Ground floor: Front entrance lobby, sitting room, kitchen/dining area, pantry and rear entrance lobby.

First floor: Landing, three bedrooms and house bathroom.

Externally: Enclosed lawned front garden with magnificent views. To the rear: car standing area and grassed area in front of outbuildings.

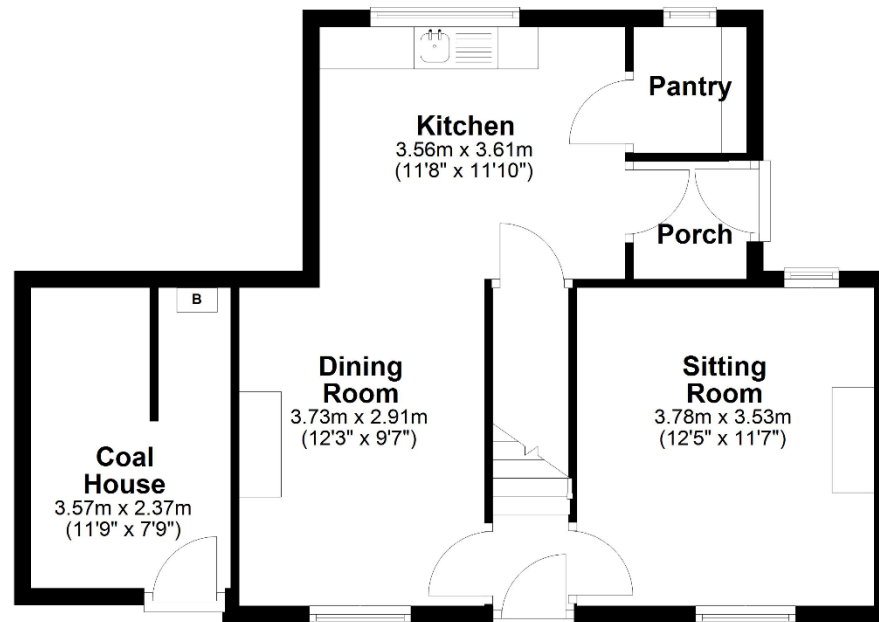
Access to the property is reached by a private road. See pin location on website using satellite image and [What3Words///blush.coder.fetches](https://www.what3words.com/blush.coder.fetches)

Kirkbymoorside is the nearest market town, with a good range of amenities, other local ancient market towns include Helmsley, Pickering and Malton. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



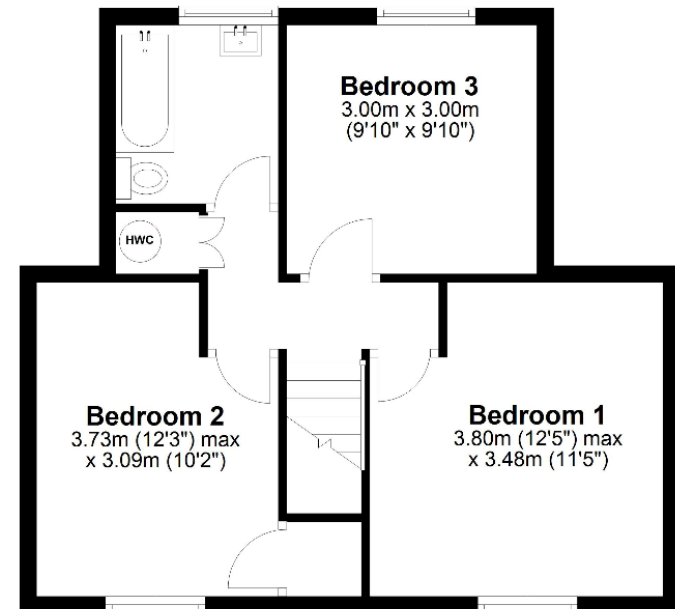
Ground Floor

Approx. 52.9 sq. metres (569.0 sq. feet)



First Floor

Approx. 44.4 sq. metres (478.2 sq. feet)



Total area: approx. 97.3 sq. metres (1047.2 sq. feet)

Low Harland Farm, Farndale

For information purposes, not to scale





Tenure: We understand the property to be freehold. Vacant possession will be given on completion.

Services: Mains electricity, Spring water and shared septic tank.

Notes: Private access to the property - shared maintenance.
Notes to potential purchasers who intend to view the property, we would politely ask you to discuss the property with our staff before making arrangements to arrange a viewing.

Property Tax: Band C

Energy Performance Rating: Band E

Photography: By Peter Illingworth

Location: what3words/// blush.coder.fetches

Mobile Coverage: O2

Broadband: Currently on Voneous

Flood Risk: Very low

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

Need to sell your own property?

Contact Peter Illingworth on 01751 431107 for no-obligation advice.

Need advice on buying through another agent?

Contact Peter Illingworth on 01751 431107 to discuss how we can give you the comfort of many years of our expertise, in representing clients in the purchase of their next home.

Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office,
16 Market Place, Kirkbymoorside, York. Tel: 01751 431107



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