



Holly Cottage

Ugthorpe, Whitby, YO21 2BQ

Offers in excess of £290,000

A superb stone built, three storey dwelling set within the much admired North Yorkshire village of Ugthorpe, which enjoys views across the surrounding moors. The property was self built by the current owners with no expense being spared in the creation of this spacious family home, with recent redecoration throughout, re-carpeting to some of the rooms and modern good quality fixtures and fittings throughout therefore allowing a true 'turn key' move in experience for any incoming owner. The generously proportioned living accommodation in brief comprises of a light and airy entrance hall, a spacious reception room with front facing aspect, a downstairs cloakroom, and an beautiful 'L-shaped' open plan Kitchen and Dining Room. The first floor offers a Family Bathroom and three double Bedrooms, of which the front has ensuite facilities. A further staircase allows access up to the second floor which offers a highly spacious fourth Bedroom, which could however be used for a multitude of purposes such as playroom or a spacious home office amongst other. Externally the property is equally as impressive with gardens sit to both the front and rear of the property and are mainly laid to lawn with some paved walkways and patio areas. There is also an additional 25m piece of land located in the field directly to the rear. The garage is positioned in a parking forecourt area to the rear.

- PLEASE NOTE *The house is subject to National Park Occupancy Restrictions*
- Stone-built modern Cottage located in this picturesque Village
- Garden areas to front and the rear an additional 25metre piece of land to the rear
- Garage and off road parking to the rear
- Recently redecorated and recarpeted
- Modern fixtures and fittings
- Spacious room sizes throughout, ideal for family occupation
- Oil fired central heating
- EPC Rating - 'C'

Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



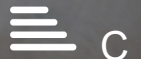
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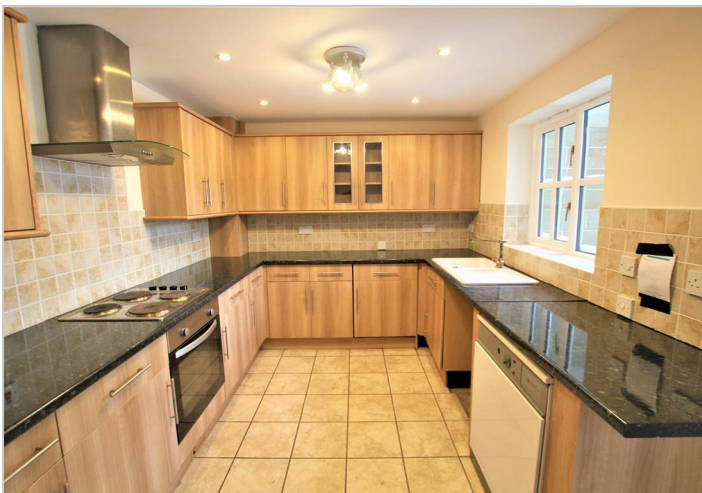
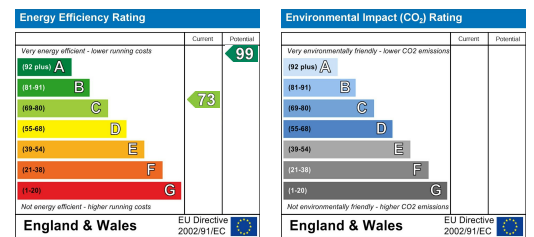
Floor Plan



Area Map



Energy Efficiency Graph



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329 Linthorpe Road, Middlesbrough, TS5 6AA

Tel: 01642 063352 Email: info@progression-lettings.co.uk <https://www.progression-property.co.uk>