



Crossways The Square Terrington

York, YO60 6PT

**£275,000**





AN OUTSTANDING OPPORTUNITY TO ACQUIRE AN ATTRACTIVE 2 BEDROOMED END TERRACE COTTAGE, ENJOYING A DELIGHTFUL POSITION IN THE HEART OF THIS HIGHLY SOUGHT AFTER AND WELL REGARDED VILLAGE WHICH HAS RECENTLY BEEN SYMPATHETICALLY IMPROVED, SET BACK FROM THE VILLAGE ROAD BEHIND A BROAD GRASS VERGE OFFERING CHARACTERFUL ACCOMMODATION COMPLIMENTED BY COTTAGE STYLE GARDENS

Mileages: Easingwold – 9 miles, Thirsk – 18 miles, York – 15 miles (Distances Approximate).

Sitting Room, Kitchen with Dining area.

First Floor Landing, 2 Double Bedrooms, Bathroom.

Outside: Rear Courtyard.

A pathed pathway leads to a timber entrance door which opens to a full width SITTING ROOM lavished with eye-catching character, including exposed ceiling beams, attractive cast multi fuel burner with coloured surround complimented by Moduleo Mountain Oak Flooring throughout. Dual aspect to the front overlooking the pretty Main Street. A staircase rises to the first floor. Inner door to:

KITCHEN WITH DINING AREA where the characterful timber beams continue and comprises of a fitted sink unit with side drainer and chrome mixer tap below a uPVC double glazed window overlooking the pleasant courtyard, set within straight edge timber preparatory work surface and matching upstands. With shaker style cupboards under, with integrated appliances including fridge, separate freezer, full size dishwasher, double oven and induction hob below a stainless steel extractor and matching wall cupboards. Further work surface with matching cupboard and drawers under with space and plumbing for a washing machine flanked by an under the stairs cupboard housing the floor mounted oil boiler and useful storage. A timber stable door opens to the rear courtyard.

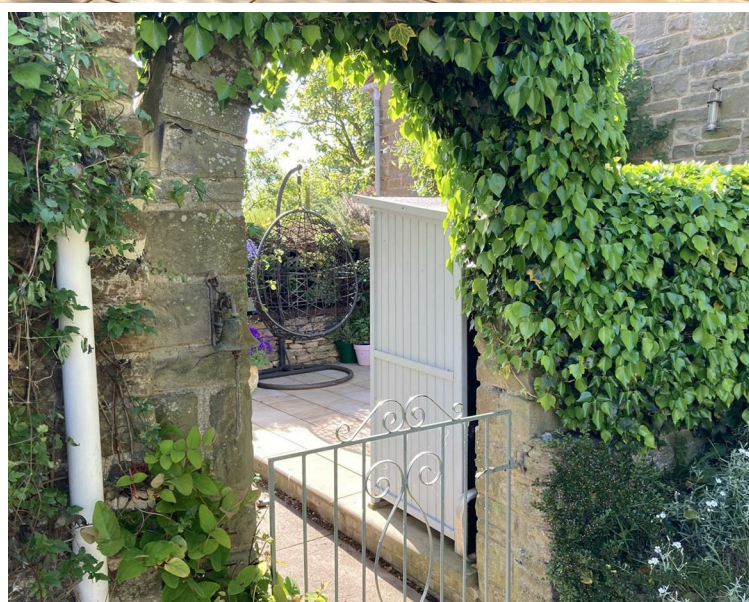
Stairs rise to the FIRST FLOOR LANDING where there is loft hatch access.

The PRINCIPAL BEDROOM with dual aspect offers a most pleasant view over the village grass verges and beyond to similar period properties adjoining the Main Street. This full width double bedroom extends to almost 15ft with dressing area.

BEDROOM TWO resides to rear and benefits from floor to ceiling fitted wardrobes, which are shelved







and railed. A uPVC double glazed window overlooks the pleasant rear courtyard.

**BATHROOM** - White suite comprising a panelled bath with full height tiled splash back, mains plumbed shower, pedestal wash hand basin with tiled splash, low suite WC, vertical towel radiator, shaving point.

**OUTSIDE** - To the front the property is mainly laid to lawn with planted creepers. The rear is accessed via a hand gate which leads to a pleasant cottage style courtyard, where there is a timber shed and plastic oil tank, log store, part stone wall with seating area flagged buy a pathway which in turn leads to the neighbouring property. On street parking,

**LOCATION** – Located in the very heart of the Howardian Hills (a designated Area of Outstanding Natural Beauty), Terrington resides approximately 15 miles from the historical centre of the City of York and is on the periphery of Castle Howard Estate. With ease of access via the A64 York-Malton trunk road. This well regarded village boasts an independent Primary School and a preparatory school Terrington Hall. Terrington Village benefits from a doctors' surgery, village store with popular tea rooms. Leisure facilities include, tennis courts, playing field and village hall, which is used all year round and has recently start to be used as Pickleball venue. Other attractions include the Yorkshire Lavender Farm and the All Saints Church. The Market Town of Malton is approximately 8 miles from Terrington and offers a range of independent of shops, dining options, train station and supermarket.

**POST CODE** - YO60 6PT.

**COUNCIL TAX BAND** - B.

**SERVICES** - Mains water, electricity and drainage, with oil fired central heating.

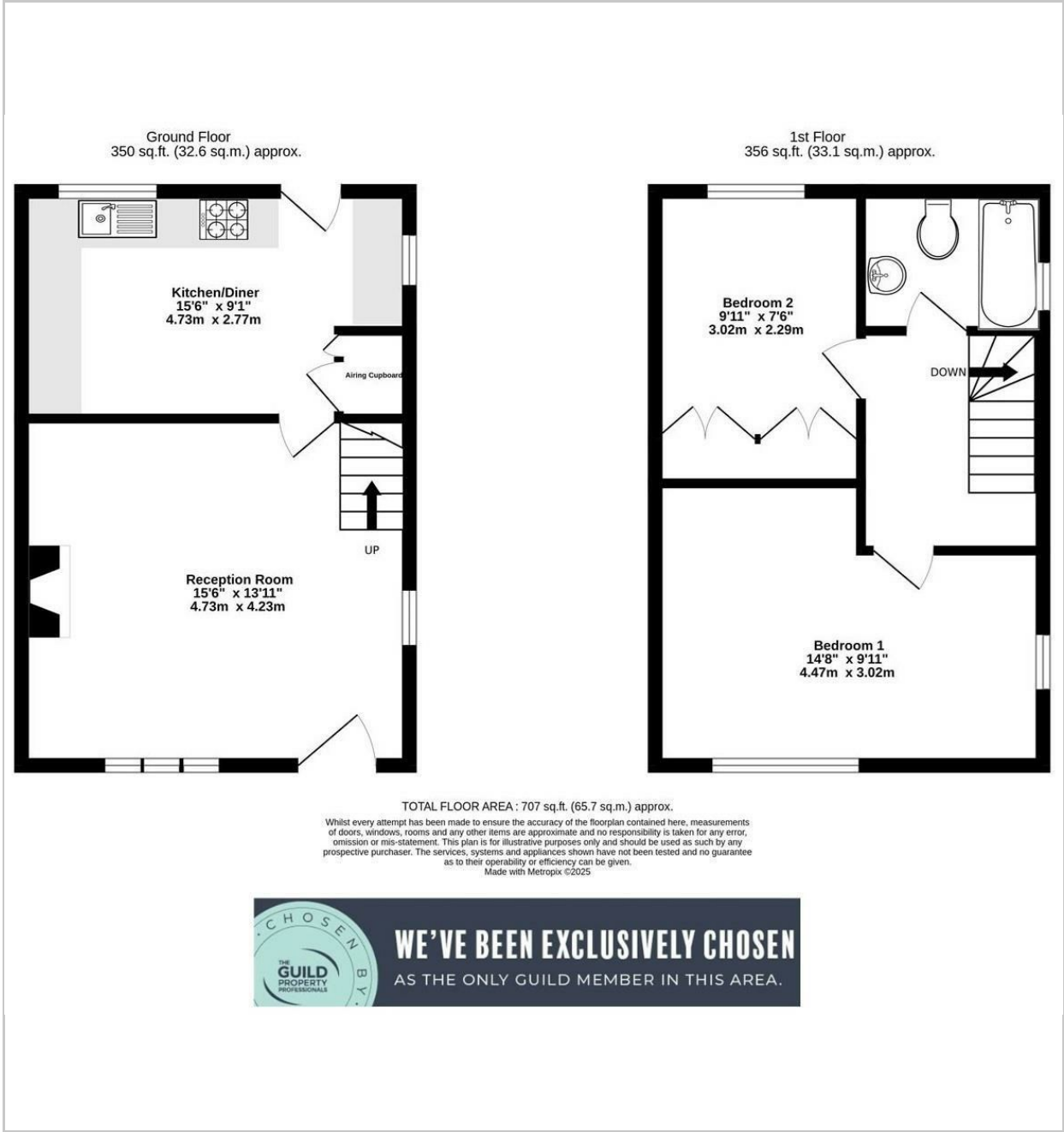
**DIRECTIONS** – From the York Outer Ring Road head east on the A64 for approximately 10 miles taking the left hand turn signposted Welburn/Castle Howard. Proceed Welburn. Continue on this road for half a mile, then take a right turn and follow the road straight ahead. Keep going until you reach Terrington village, where you will find the cottage on the left hand side highlighted by the Churchills for sale board.

**VIEWING** - Strictly by prior appointment through the selling agents, Churchills of Easingwold. TEL – 01347 822800 or EMAIL- [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com).

**Agents Note** - There is a pedestrian right of access over the rear of Crossways to next door.



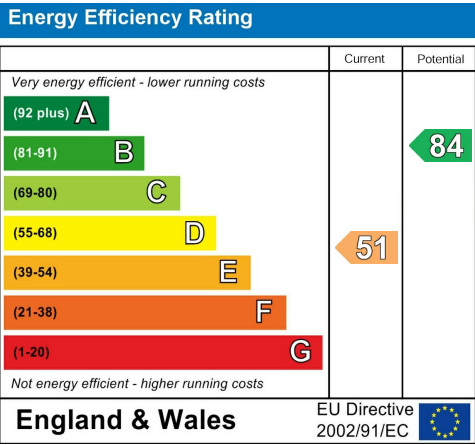
FLOOR PLAN



LOCATION



EPC



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