

Cobblers Cottage, Pinfold Hill, Wistow, Selby, YO8 3UN

Asking Price £675,000



Cobblers Cottage, Pinfold Hill, Wistow, Selby, YO8 3UN

DESCRIPTION

Occupying a delighted position within the village of Wistow, Cobblers Cottage is not to be missed!!!! This beautiful presented five bedroom detached property comprises a spacious entrance hall, downstairs cloakroom/w.c., living room with wood burning stove, kitchen/dining room (26'0" x 19'9") and utility room to the ground floor. To the first-floor bedroom one with en-suite, two further bedrooms and a bathroom, to the second floor are two bedrooms. Electric gated entrance leads to a driveway with ample parking and double garage, enclosed well-maintained gardens with outbuildings/sheds to the rear. Viewing comes highly recommended.

DIRECTIONS

Take the Wistow Road from Selby, continue for approximately three miles, upon entering the village of Wistow take the right hand turn onto Pinfold Hill.

LOCATION

The village of Wistow is situated to the South of York between Cawood and Selby and provides much in the way of local amenities including tennis courts, post office, fish and chip shop, public house and a primary school. There are also further shopping facilities in the nearby market town of Selby and the historical City of York with its many restaurants, entertainment facilities and tourist attractions. Wistow provides convenient access to surrounding towns and cities via the major road networks and a local bus service to York and Selby.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; Currently used as an air B & B (business rates).

The property benefits from double glazing and underfloor heating to the ground floor and LPG gas central heating system to the first floor.

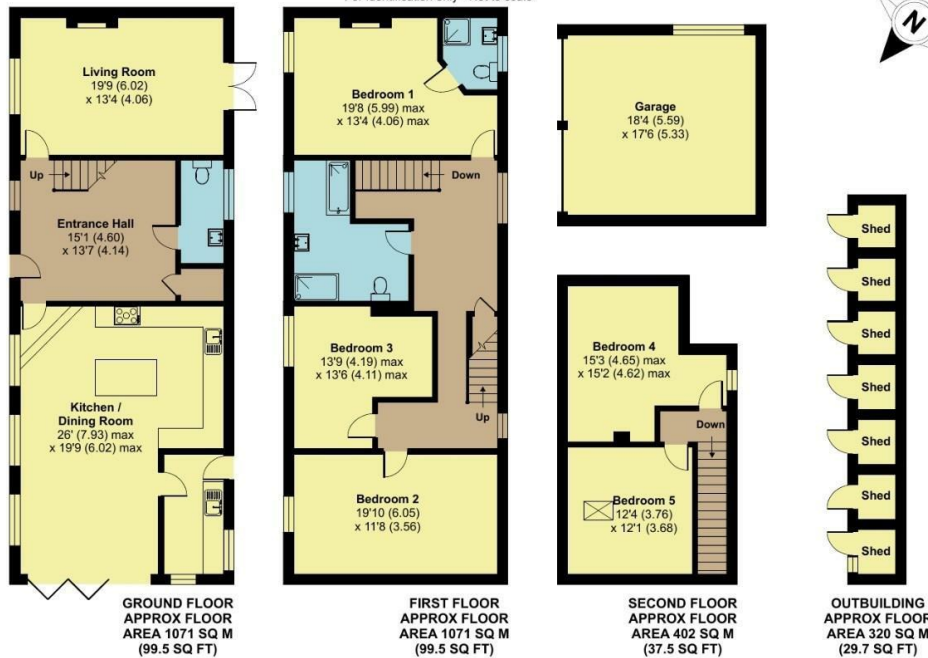




Pinfold Hill, Wistow, Selby, YO8

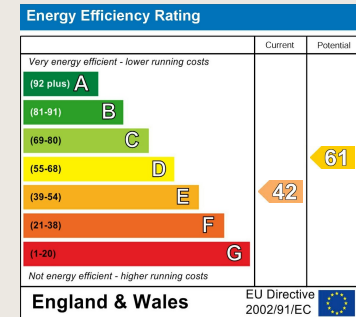
Approximate Area = 2544 sq ft / 236.3 sq m
 Garage = 320 sq ft / 29.7 sq m
 Outbuilding = 131 sq ft / 12.2 sq m
 Total = 2995 sq ft / 278.2 sq m

For identification only - Not to scale



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

01757 210884

23 Finkle Street, Selby, YO8 4DT

selby@hunters.com



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hunters Property Group. REF: 1000776