

Blenkin

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ESTABLISHED 1992



HOLLYGARTH • OSWALDKIRK • NORTH YORKSHIRE

HOLLYGARTH

Main Street, Oswaldkirk, North
Yorkshire YO62 5XT

Helmsley 4 miles • York 20 miles

Thirsk 11 miles • Malton 11 miles

Elevated cottage with far-reaching southerly views, situated in the heart of a rightly popular village

Entrance and staircase hall • sitting room open plan to dining room • kitchen • cloakroom/wc

3 bedrooms • house bathroom

Small gardens to the front and rear

Single garage • private parking space • garden

For Sale Freehold

Hollygarth is an appealing semi-detached house constructed of stone with a pantile roof, occupying a pleasant spot in the heart of the village. The house has the advantage of a south facing elevation to the rear and fine views across open countryside, particularly from the first floor. There is a useful covered porch at the front of the property and, internally, the whole offers well-proportioned accommodation. The sitting room has fitted shelves and an open fireplace; it is open plan to the dining room which has sliding doors giving access to the courtyard garden. Double doors open to the well-equipped, fitted kitchen. Upstairs are two double bedrooms and a single bedroom all served by a modern bathroom.

- Modern three-bedroom stone cottage
- Contemporary fixtures and fittings
- Open fireplace in the sitting room
- Small gardens to front and back
- Southerly orientation and far-reaching rural views
- Conservation village
- Vacant – no forward chain

Outside

To the front of the house is a small, lawned garden bounded by a low wall. At the rear is a south facing, raised courtyard garden predominantly paved with a lawned area; the

whole is fully enclosed. A garden gate gives access to the single garage with parking space in front.

Environs

Oswaldkirk lies between the North York Moors National Park to the north and the Howardian Hills Area of Outstanding Natural Beauty to the south. Within the village is a thriving village hall and Grade II* listed church. Further amenities are found in neighbouring Ampleforth including a village store, two public houses, a primary school, medical centre and the renowned Ampleforth College. A range of facilities are also available at the nearby market town of Helmsley, some four miles away. Thirsk Railway Station runs a Grand Central service directly to London Kings Cross in about two hours as well as a TransPennine Express service to York, Leeds and Manchester Airport. A mainline railway service at York also offers a direct connection to Kings Cross. The A1M gives access to the north and south with international airports at Leeds and Manchester. Excellent schooling in the surrounding area includes local primary and secondary schools along with prep school Terrington School and top independent schools in York. 'Outstanding' Ryedale Secondary School is located in the village of Nawton Beadlam just to the east of Helmsley.

Tenure: Freehold

EPC Rating: D

Services & Systems: Mains electricity, water and drainage. Oil-fired central heating.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

Money Laundering Regulations:

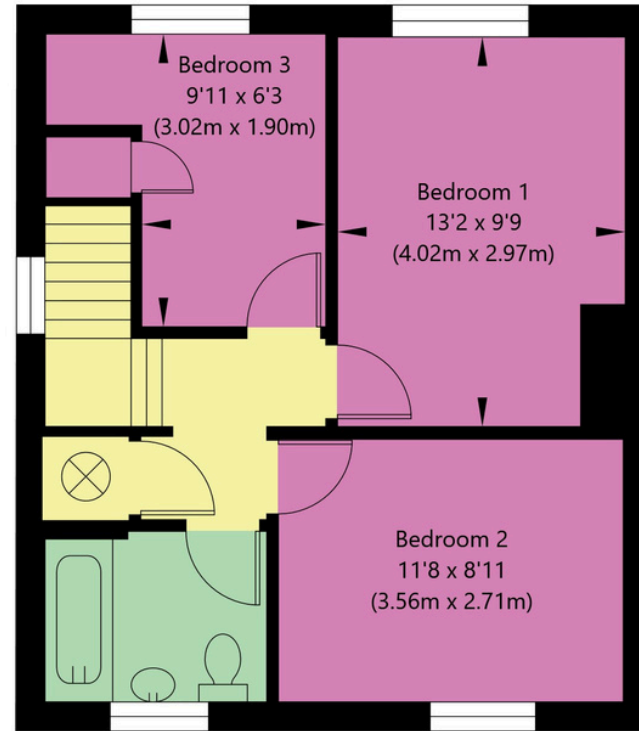
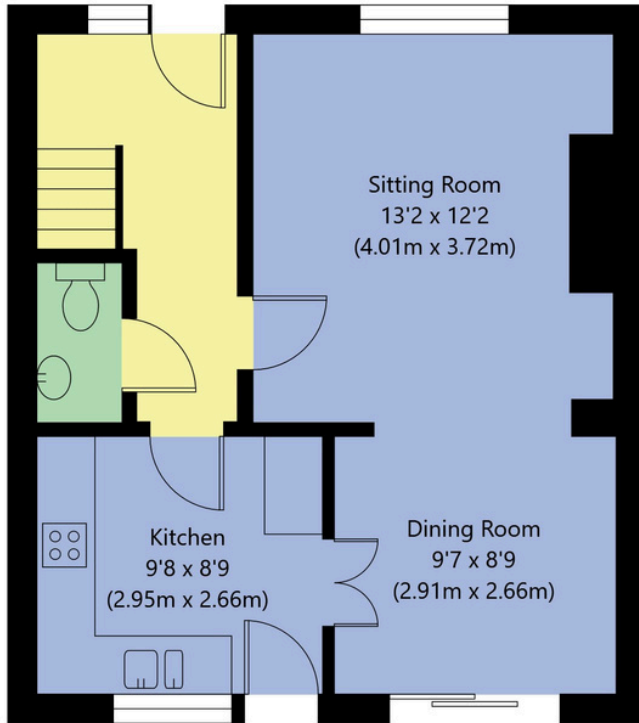
Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Local Authority: North Yorkshire Council www.northyorks.gov.uk
Conservation area

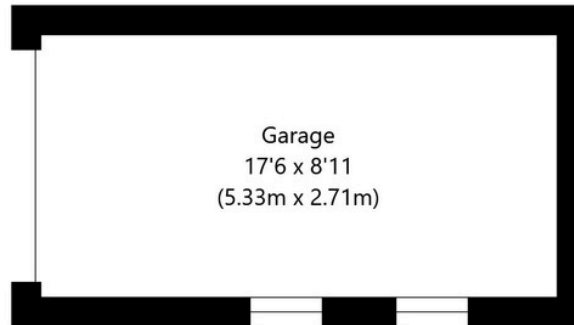
Directions: On approaching the village from York (B1363) turn left into the village and Hollygarth is on the left hand side almost opposite the traditional red telephone box.



Hollygarth, York, YO62 5XT



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 437 SQ FT / 40.6 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 443 SQ FT / 41.13 SQ M

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 880 SQ FT / 81.73 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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City

Country

Coast