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Wegelia Cottage The Terrace, Oswaldkirk, York, North
Yorkshire, YO62 5XZ

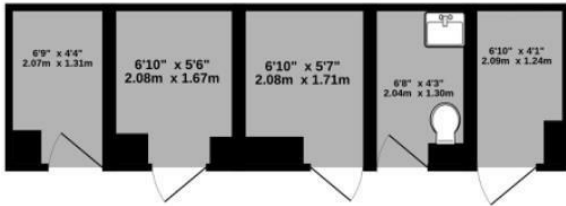
Wegelia Cottage The Terrace, Oswaldkirk, York, North Yorkshire, YO62 5XZ

Guide Price £350,000

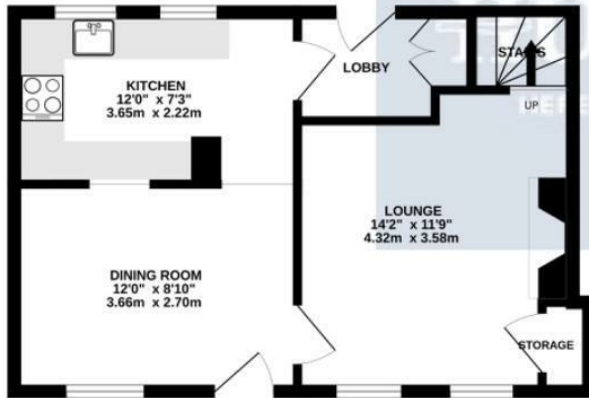
Currently utilised as an Airbnb and situated in the picturesque village of Oswaldkirk, this 2 bedroom detached cottage is sure to appeal. The property benefits from oil fired heating and briefly comprises: kitchen, dining room, lounge and to the first floor are two bedrooms and a bathroom. There is a small terraced garden to the front and to the rear are five outbuildings and steps lead up to the rear garden. A driveway provides off street parking for one vehicle. EPC rating E and Council Tax Band D. Apply Easingwold Office on 01347 823535.

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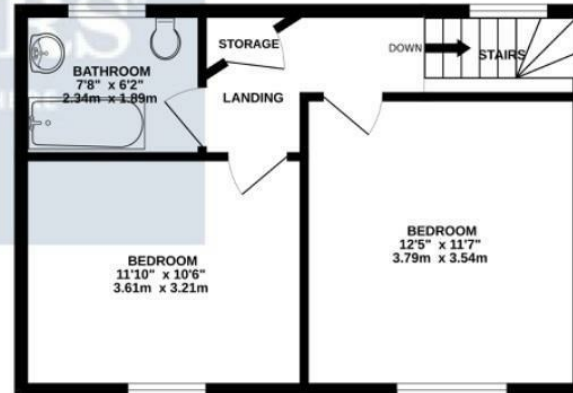
OUTBUILDINGS
0 sq.ft. (0.0 sq.m.) approx.



GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- **TWO BEDROOMS**
- **POPULAR LOCATION**
- **COUNCIL TAX BAND D**

- **DETACHED COTTAGE**
- **OPEN VIEWS**

- **CHARACTER AND CHARM**
- **EPC RATING E**

DINING ROOM

Accessed via part glazed timber front door, window to front aspect with window seat, exposed beams, opening to kitchen

KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer ceramic sink unit, electric cooker point, integrated fridge and freezer, integrated washing machine, exposed beams, windows x 2 to rear aspect, ceiling spotlights, tiled floor

LOUNGE

Windows x 2 to front aspect, both with window seats, feature stone fireplace with cast iron wood burning stove, stairs to first floor, exposed beams, radiator

REAR LOBBY

Tiled floor, radiator, storage cupboard, ceiling spotlights, part glazed timber door to rear aspect

FIRST FLOOR LANDING

Airing cupboard, loft access point, window to rear aspect, radiator

BEDROOM ONE

Feature cast iron fireplace, window to front aspect, radiator, wood panelled ceiling

BEDROOM TWO

Feature cast iron fireplace, window to front aspect, radiator

BATHROOM

Panelled bath with electric shower over, pedestal wash basin, low flush wc, stripped wooden floor, opaque window to rear aspect, radiator

OUTSIDE

To the front of the property is an enclosed terrace garden. To the rear are five outbuildings (1 x oil tank, 2 x storage, 1 x wc, 1 x log store. Steps lead up to an area of garden which is laid mainly to lawn. There is a seating area and a couple of apple trees. There are south facing views beyond the property.

PARKING

There is a driveway to the side of the property giving off street parking for one vehicle.

DISCLAIMER

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. 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.









