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Holly Cottage, Main Street, Flawith, York YO61 1SF

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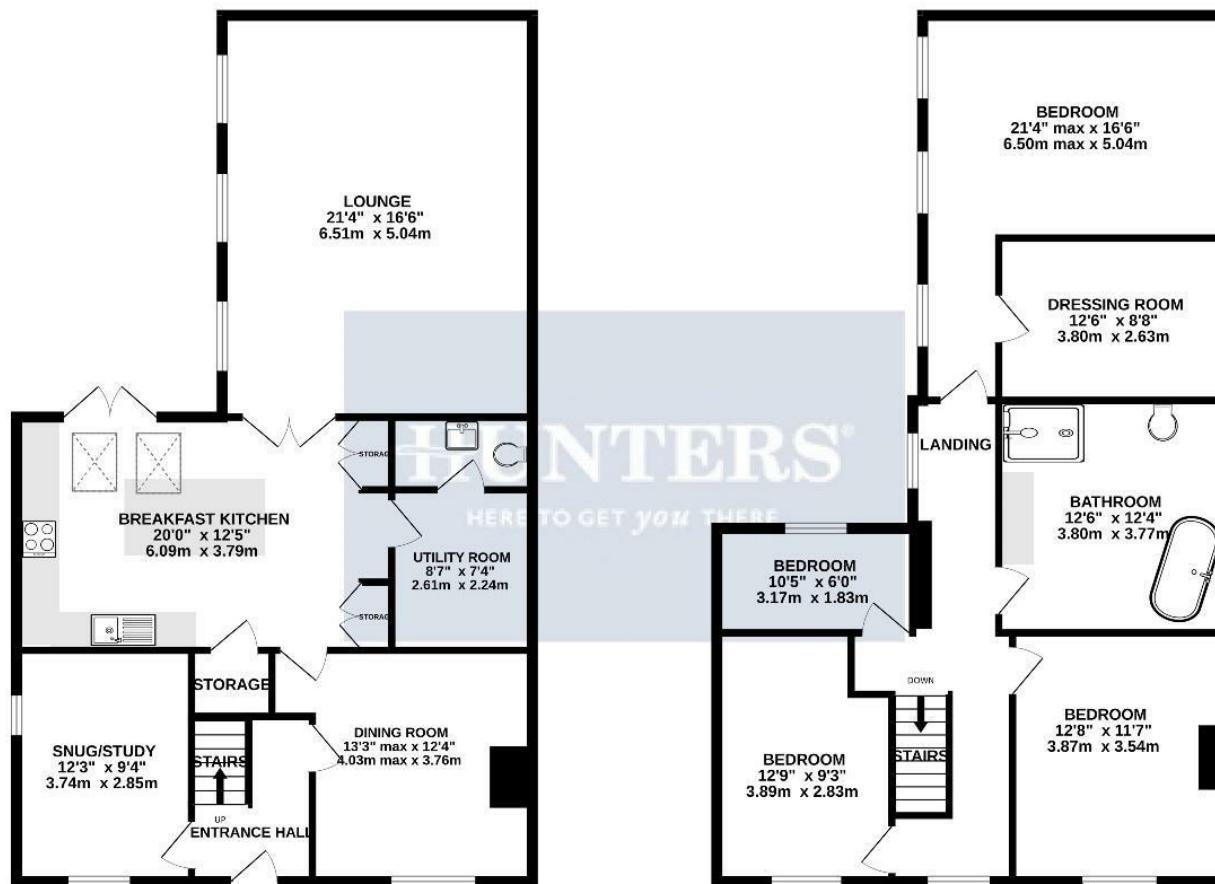
Guide Price £575,000

This lovely four bedroom detached cottage situated in the village of Flawith is full of character and charm and sure to appeal. Benefiting from extensive double glazing and Lpg heating it briefly comprises: hallway, snug/study, dining room, lounge, breakfast kitchen, utility room and wc. To the first floor are four bedrooms and a bathroom. There are gardens front and rear and off street parking. EPC rating E and Council Tax Band F. Apply Easingwold Office on 01347 823535.

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GROUND FLOOR  
1026 sq.ft. (95.3 sq.m.) approx.

1ST FLOOR  
961 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA: 1987 sq.ft. (184.6 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. The plan is for marketing 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

**ENTRANCE HALL**

Stairs to first floor, radiator, exposed beams, tiled floor

**SNUG/STUDY**

Window to front aspect, radiator, exposed beams, feature circular window to side aspect

**DINING ROOM**

Window to front aspect, radiator, exposed beams, tiled floor

**BREAKFAST KITCHEN**

Fitted with a range of units with matching preparation surfaces, inset single drainer stainless steel sink unit, integrated fridge/freezer, integrated electric rangemaster cooker with overhead extractor hood, integrated dishwasher, island/breakfast bar, windows x 2 to side aspect, velux windows x 2, fully glazed double doors to rear aspect, radiator, walk in pantry, radiator, recessed ceiling lights

**UTILITY ROOM**

Plumbing for washing machine, space for tumble dryer, wall mounted central heating boiler, tiled floor

**WC**

Low flush wc, pedestal wash basin, tiled floor, extractor fan, recessed ceiling lights

**LOUNGE**

Media wall with feature living flame electric fire, oak floor, radiators x 2, windows x 2 to rear aspect, additional full length window to rear aspect, recessed ceiling lights

**FIRST FLOOR LANDING**

Loft access point (drop down ladder), windows to front and rear aspects, radiator

**BEDROOM ONE**

Windows x 3 to rear aspect, radiator, recessed ceiling lights

**WALK IN DRESSING ROOM**

Radiator, recessed ceiling lights

**BEDROOM TWO**

Window to front aspect, radiator

**BEDROOM THREE**

Window to front aspect, radiator

**BEDROOM FOUR**

Window to rear aspect, radiator

**BATHROOM**

Free standing bath, walk in shower cubicle with mains shower, feature vanity unit with inset wash basin, ladder style radiator, recessed ceiling lights, tiled floor

**OUTSIDE**

To the front of the property is an enclosed garden laid mainly to lawn. To the rear is a paved patio area. The majority of the garden is to the side and is laid mainly to lawn with borders of shrubs and plants. There are assorted fruit trees, a vegetable plot, two sheds and a greenhouse.

**PARKING**

Double timber gates open to a block paved driveway providing off street parking

**ANTI MONEY LAUNDERING REGULATIONS**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

**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.









