



## Front Street, Naburn, York £300,000

Located opposite the bustling village shop "Naburn's Reading Room" this quaint and beautifully presented two bedroom cottage is sure to appeal to range of buyers, from first time buyers to young families, and even those looking to downsize with a peaceful outlook.



The property is accessed via a garden path and entered through a solid UPVC front door with glass panelling into a small entrance hall, with doors to the lounge-diner and to the kitchen and stairs to first floor accommodation.

The living-dining room is accessed on the left immediately from the hallway and is a well presented room with a wood burning stove, complete with two large windows which flood the room with natural light.



Through to the rear elevation of the ground floor is the kitchen, which has been recently replaced so offers a modern space and benefits from a range of wall and base units, with shelving for additional storage space. There is also a composite quartz sink with draining board and mixer tap, and ample space for a range of freestanding appliances.

To the first floor are two bedrooms and a house bathroom. The master bedroom is a large double room which can be found to the front elevation, complete with shelving in the alcoves for extra storage. The second bedroom is a smaller double room, currently being used as a home office, complete with a UPVC double glazed windows overlooking the River Ouse.



The house bathroom is larger than average, and briefly comprises a panelled bath with electric shower over, low flush WC and pedestal wash basin with lovely exposed original floorboards. There is a large airing cupboard adjacent to the bathroom.

Externally, the property has a garage at the rear, a lawned garden and there is access down to the river. The rear garden is mainly laid to lawn, with a stone path running from the back door to the garage, complimented by an abundance of plants and shrubs. To the front elevation is a lawned garden with a stone path, and picket gate leading onto the front street.

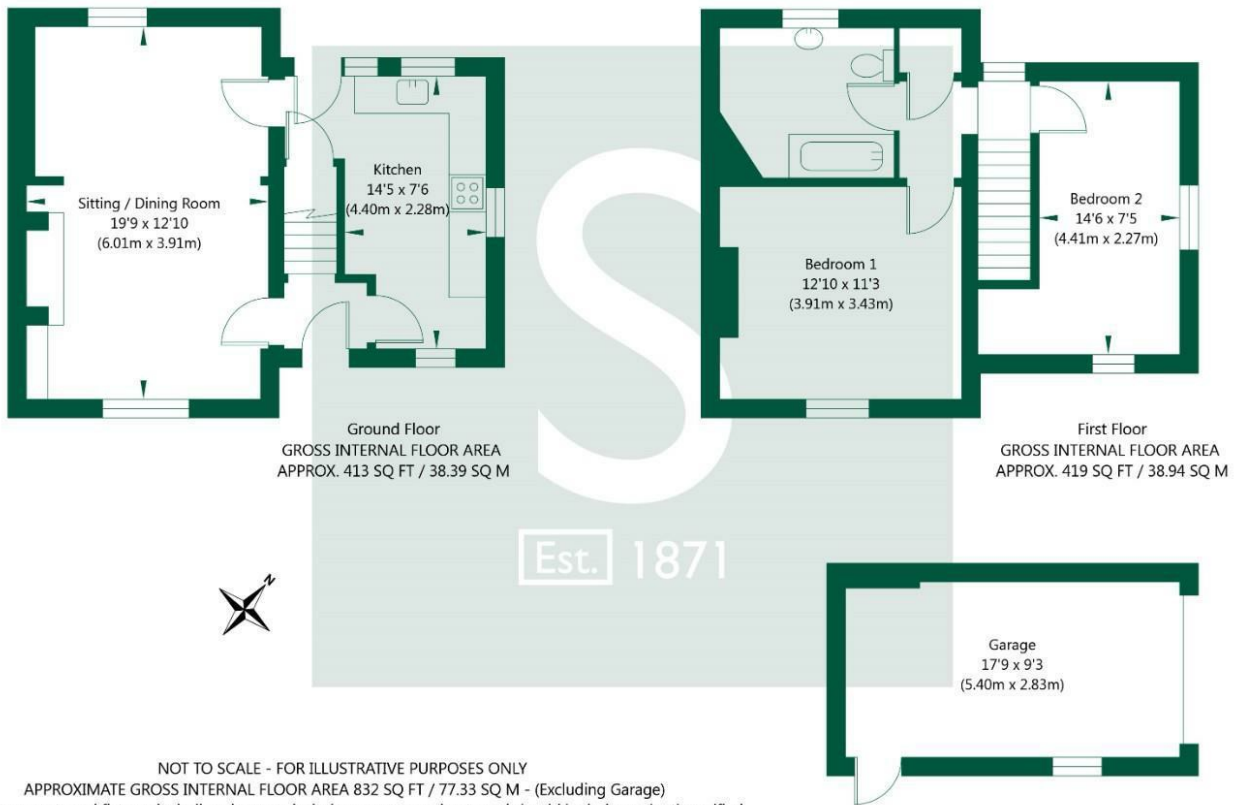


Situated on the Front Street, in the heart of Naburn Village, the property is a stones throw from the local shop and bus route into York City Centre and is a short walk to the well regarded Waterfront Café.

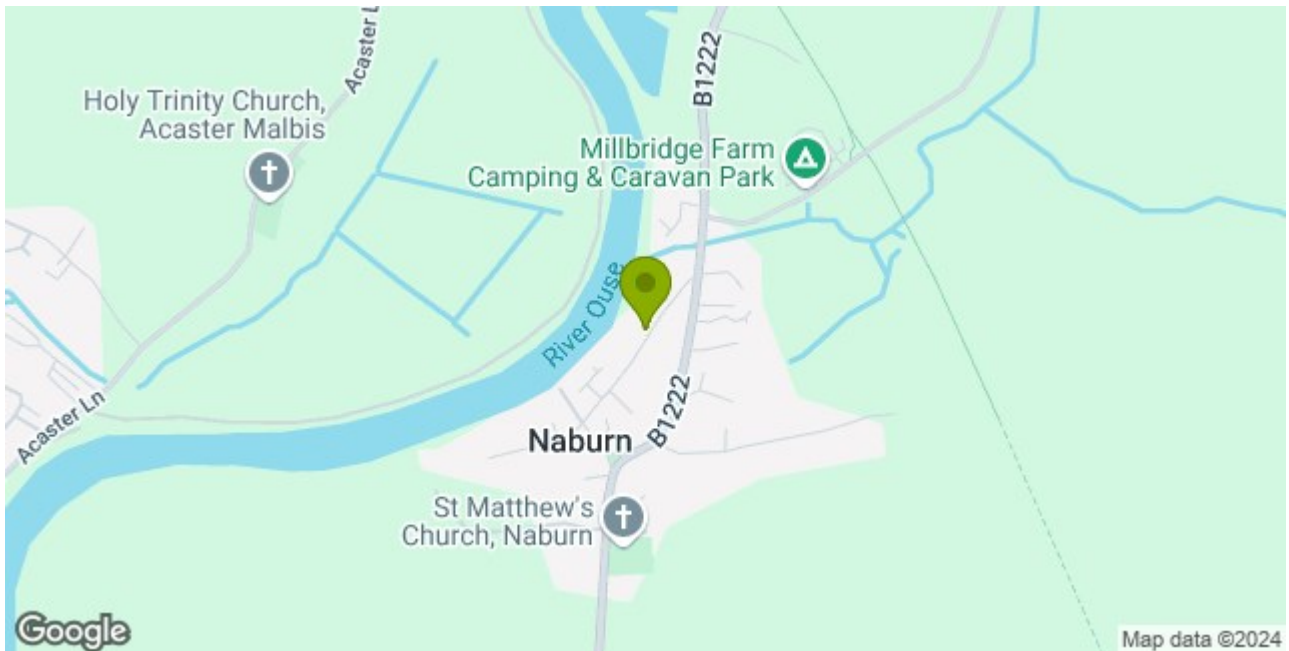


Tenure: Freehold  
Services: All Mains Services Connected  
EPC Rating: E  
Council Tax: City of York - D  
Viewings: Strictly via the selling agent

Ferry Farm Cottages, Front Street, Naburn, York, YO19 4RR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 832 SQ FT / 77.33 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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