



Main Street, Askham Richard, York £575,000

A picture perfect, chocolate box cottage, which has been beautifully modernised and improved throughout. Situated in a popular village location, the property sits in approx 0.7 acre is perched overlooking the village duck pond.



This quaint semi-detached cottage flaunts an impeccable standard of living with a profusion of original features, providing the home with so much character and charm. Sitting within a substantial 0.7 acre plot, the property enjoys large gardens with a peaceful aspect to the rear.

Upon entering via a composite front door into the entrance hallway, carpeted stairs lead up to the first floor accommodation whilst solid wood internal doors lead into the downstairs living areas. Immediately the left of the hallway is the lounge, with fantastic wooden flooring and exposed beams. The lounge is home to a fitted storage/entertainment unit in the corner and a stunning feature log burner. Overlooking the picturesque duck pond setting to the front of the property and filling the room with natural light, the lounge boasts cleverly designed timber glazed sash window with additional double-glazed casement window.



It's difficult to name a 'star of the show' in a property like this, with so many spectacular rooms and features, but a real contender has to be the stunning open dining room/kitchen. The dining area is a spacious room boasting beautiful exposed beams and ample fitted storage. An absolutely fabulous space is provided in the kitchen, which features beams, wood effect flooring, a fitted storage/entertainment unit and two pairs of French doors leading out to the terrace and further gardens. The kitchen itself is fitted with a range of dove tailed handmade units and an impressive central island with oak worktop. A Belfast sink with traditional style mixer tap over adds to the traditional country charm throughout. A well-sized and useful larder can be found tucked away to the side of the kitchen, providing ample space for additional appliances or storage.

Completing the ground floor living areas are the utility room and downstairs cloakroom, housing a low flush WC and a pedestal hand wash basin.



To the first floor of the property is the house bathroom and three generously sized bedrooms, all spacious enough for a double bed. Two of the bedrooms are found to the front of the property, one of which benefits from having fitted wardrobes, while the other boasts a feature fireplace and stylish en-suite. Comprising a modern corner shower, low flush WC and vanity unit with hand wash basin, the en-suite offers a contemporary shower room.

The third bedroom is found to the rear of the property and is another double room, currently being used as a nursery. Overlooking the beautiful rear garden, the bedroom also features an impressive pitched roof.

The family bathroom is comprises a striking claw-foot roll-top bath with traditional taps and handheld shower over, aswell as a low flush WC and hand wash basin. With timber floor and half-height wall panelling, the bathroom is the perfect blend of countryside charm with a stylish and modern edge.



Externally, the property enjoys extensive gardens with a variety of outbuilding and seating areas. Immediately to the rear of the property is a limestone-paved patio area with additional gravelled area, which offers a perfect place to relax or to enjoy al fresco dining. A winsome stepping-stone path leads down the substantial gardens to the further seating areas, barbeque area and stable.

A gravel driveway can be found to the side of property, accessed via timber electric gates leading to off street parking.

The property sits within the heart of the lovely village of Askham Richard, which boasts a highly regarded primary school and crucially lies within the catchment for Tadcaster Grammar School.

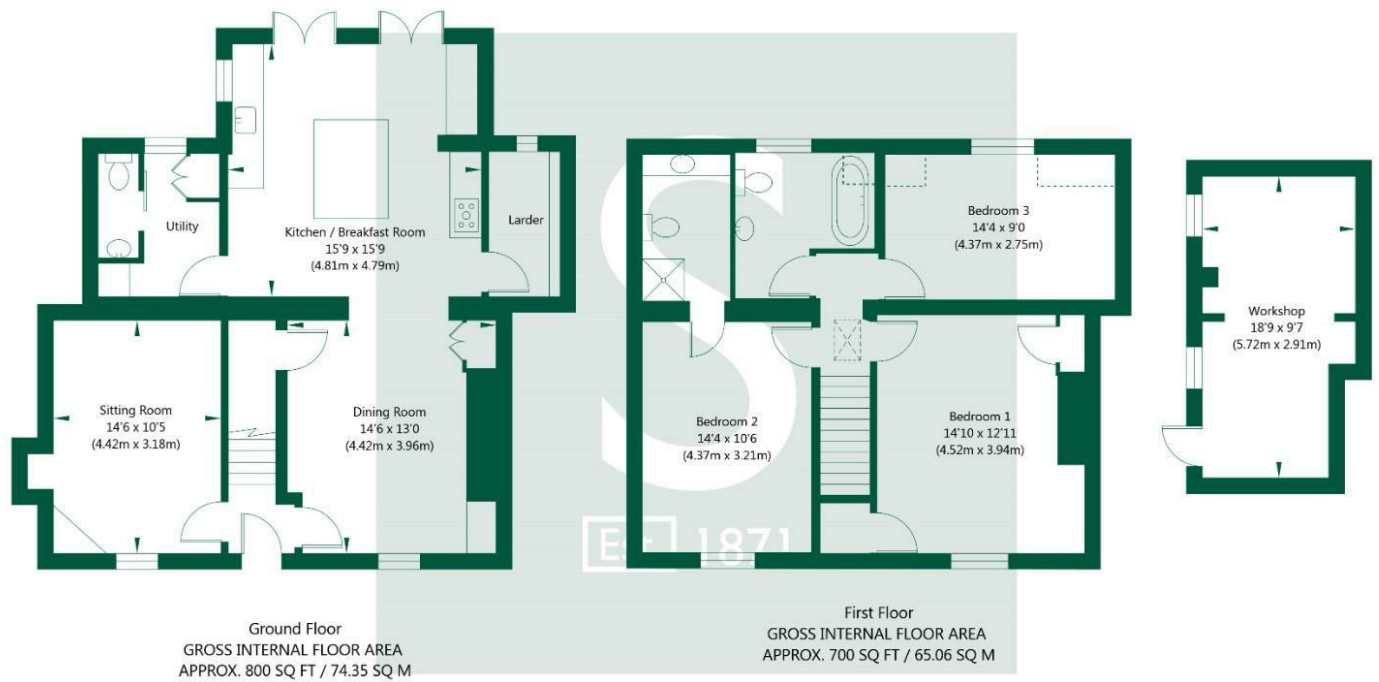


Tenure: Freehold
Services: All mains services connected
EPC Rating: D
Council Tax: C - City of York
Viewings: Strictly via the selling agent 01904 625533

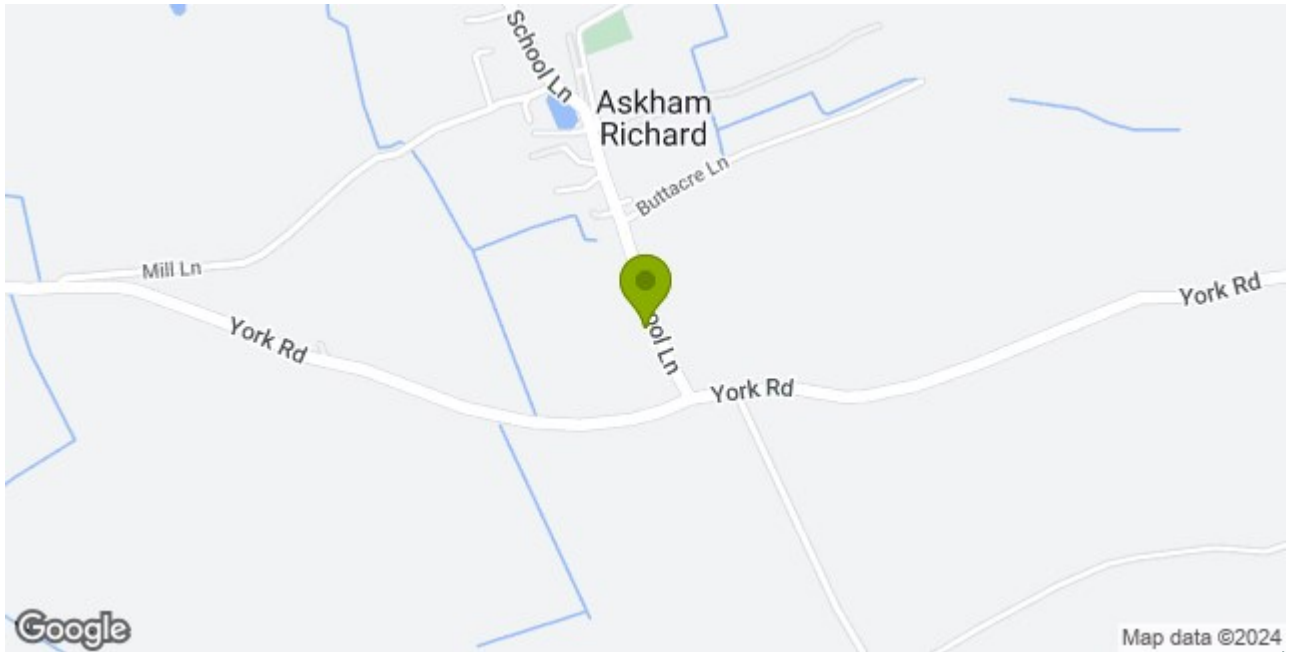
Agents Note

The driveway to Old Joiners Cottage allows for unrestricted vehicle access to the neighbouring Old Joiners Workshop.

Askham Richard, York, YO23 3PT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1500 SQ FT / 139.41 SQ M - (Excluding Workshop)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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