



Marton Cum Grafton Guide Price £260,000

**** OUTSTANDING VILLAGE LOCATION ****

A charming 2 bedroom semi-detached cottage located within one of the area's most sought after villages. Features include 2 reception rooms, 1 double bedroom, 1 single bedroom and a shower room complemented by off road parking and "lock up & go" gardens.



Inside

The ground floor living space on offer includes a sitting room with wood burning stove, separate dining room with terracotta tiled flooring and a kitchen featuring base and wall storage cupboards and integrated appliances (fridge, gas hob and a fan assisted double oven and grill) complemented by further terracotta tiled flooring and a stable style door out to the rear garden.



The first floor landing leads off into 1 double bedroom with an expansive range of fitted wardrobes, 1 single bedroom and a shower room with a generous walk-in shower.

Other internal features of note include an LPG fired central heating system, double glazing and a drop down timber ladder off the landing providing access up into useful loft space which is fully boarded and benefits from both power and light.

Outside

The front garden features an artificial area of lawn and a driveway provides off road parking.



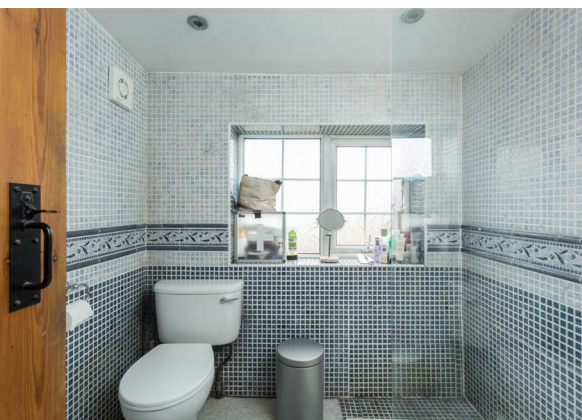
The walled rear garden is south facing and there is also a timber built storage shed at the side of the cottage.

Energy Efficiency

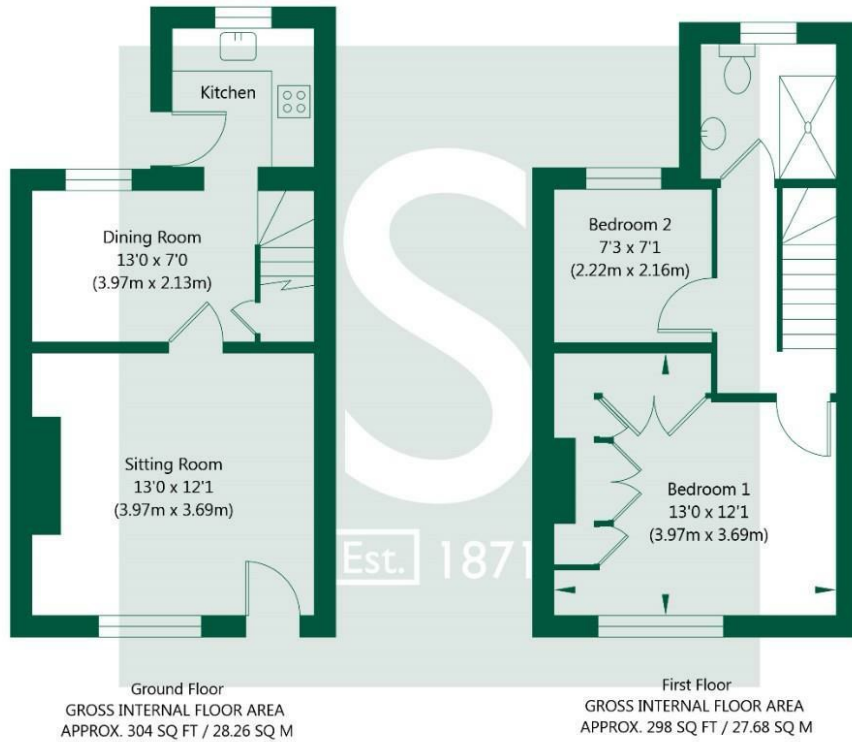
The property's current energy rating is F (22) and has the potential to be improved to an EPC rating of E (54).

Tenure

We have been informed by the Vendor that the property is freehold.



Rose Cottages, Marton Cum Grafton, YO51 9QY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 602 SQ FT / 55.94 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

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