



Bridge Street, Helperby Guide Price £350,000

*** PERIOD COTTAGE WITH OUTBUILDING ***

A beautifully presented period cottage within this highly sought-after village location, which has been thoughtfully extended to the rear. The property has three good-sized bedrooms, as well as two shower rooms, and includes an enclosed garden to the rear with brick outbuilding & timber summerhouse.



Accommodation

The property is entered into the hallway which gives access into the sitting room. The sitting room is spacious in size, with a feature timber ceiling beam and multi fuel stove which acts as the focal point of the room. There are also two large windows to the front elevation allowing light to flow into the room.

The kitchen is located towards the rear of the property and has been skillfully extended to provide ample room for a freestanding dining table. There are a combination of base and wall storage units with a range of integrated Siemens appliances including a 4 ring induction hob with extractor fan above, microwave, oven, fridge, warming drawer and dishwasher. The kitchen has feature Corian worktops which incorporate an inset sink and drying area. There is also oil underfloor heating with French doors leading out to the rear garden.

Accessed off the kitchen is a good sized utility room which has additional storage cupboards and sink. There is also an integrated freezer and space for a washing machine. The utility has a useful access door leading out to the garden.

A modern en-suite shower room completes the downstairs living accommodation. The shower room has electric underfloor heating and includes a shower cubicle, low flush WC, wash hand basin with mixer tap and a heated towel rail.

To the first floor property, there is an open landing with a UPVC window to the rear elevation which allows for pleasant views across the rear garden.

The property has three well-proportioned bedrooms, all of which benefit from fitted storage space. Bedroom one is a good sized double with timber flooring and recessed timber wardrobes.

The shower room is modern in design with stylish part-tiled walls and a large storage cupboard. There is a walk-in shower cubicle with waterfall showerhead, WC and wash hand basin.

To The Outside

To the outside there is a peaceful rear garden which has a good sized patio area with wonderfully maintained borders and a lawned area. There is also a substantial brick-built outbuilding and adjacent is a timber summerhouse both of which have power connected.

Energy Efficiency

The property's current energy rating is D (66) and has the potential to be improved to an EPC rating of C (78).

Additional Information

Tenure: Freehold

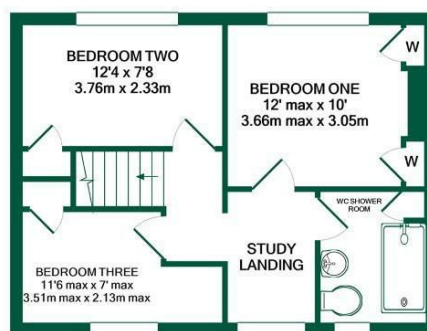
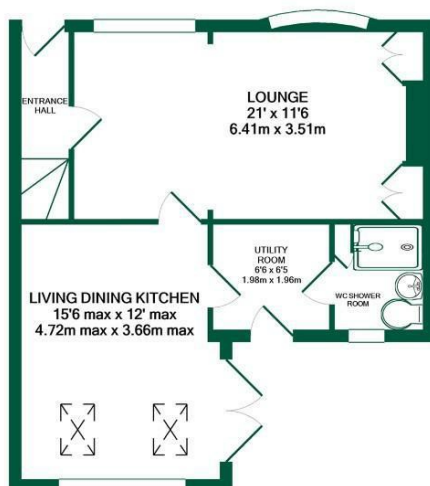
Services/Utilities: All mains and services are understood to be connected, with the exception of mains gas.

Broadband Coverage: Up to 76* Mbps download speed

Council Tax: D - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.



FIRST FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)

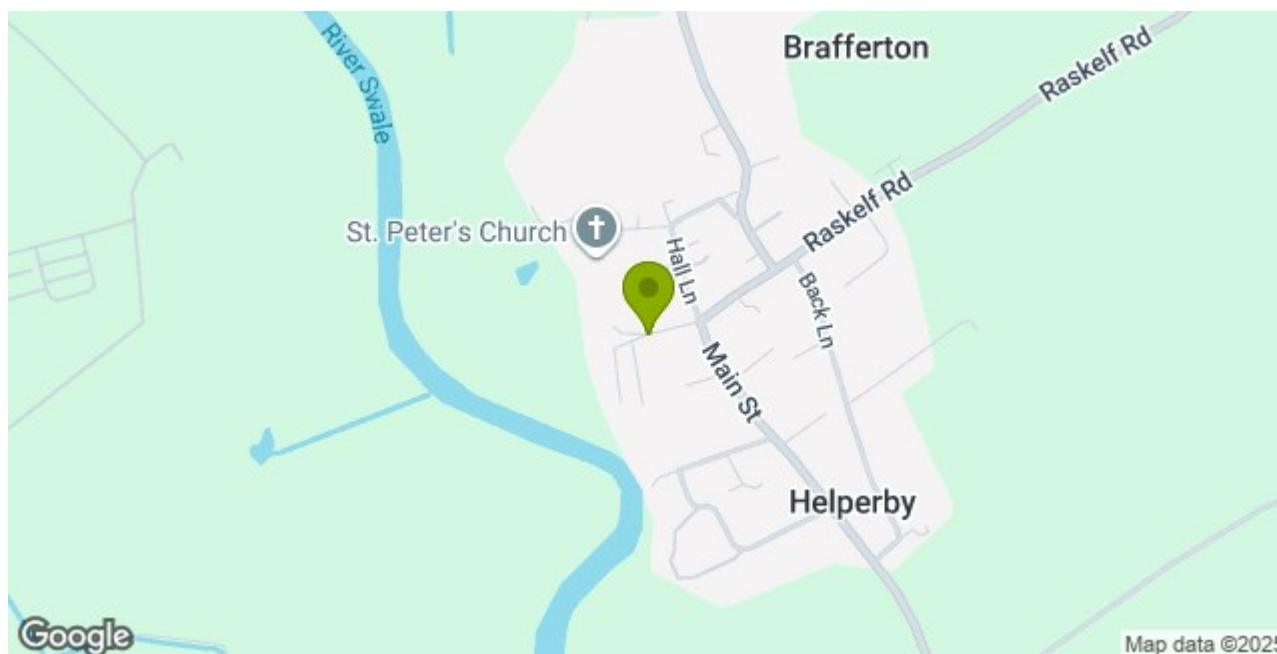


GROUND FLOOR
APPROX. FLOOR
AREA 642 SQ.FT.
(59.7 SQ.M.)

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TOTAL APPROX. FLOOR AREA EXCLUDING OUTBUILDING 987 SQ.FT. (91.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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