



Penny Cottage York Road, North Duffield

£280,000

- Deceptively Spacious
- Ground Floor Cloaks/wc
- Bathroom/wc
- EER 60 (D)
- Through Lounge
- Conservatory
- Attached Garage
- Separate Dining Room/3rd Bedroom
- 2 First Floor Bedrooms
- Convenient for Access to York & Selby

A deceptively spacious property, offering versatile living accommodation enhanced by such beautiful countryside views to the rear.

Penny Cottage is situated almost on the cusp of the village envelope, offering almost 1,200 sq.ft of internal accommodation plus an attached garage and outdoor space. The property welcomes you into a front entrance hall providing access to the ground floor arrangement.

On the left hand side is a multi-purpose room, which has been previously used as a home office, third bedroom and dining room. To the right there is a generous living space running the full depth of the property with windows to the front and French doors to the rear. There is an exposed brick surround fireplace with several central heating radiators and space for a dining table and chairs if required.

The kitchen has a range of wall and base units to three sides with a stainless steel sink unit and drainer. There is space for cooking appliances and white goods. A side door from the kitchen leads into a conservatory of brick and uPVC construction with a lean-to style roof. A rear door leads out to the patio and garden. In addition, there is an internal single door from the conservatory into the attached garage.

A turned staircase, with a Velux window providing natural light, leads to the first floor accommodation where a landing serves two generous double bedrooms and house bathroom.

Both bedrooms benefit from a casement window overlooking the uninterrupted views across the fields. Bedroom two has recently been re-decorated.

The internal accommodation is completed by a bathroom having a panelled bath with shower attachment over and glass shower screen, vanity hand wash basin with storage below and a low flush w.c.

The whole of the internal accommodation is in an immaculate condition and has been well maintained to the present owners' specification.

To the outside, the property will be found along York Road and in turn leads onto a hardstanding driveway providing off street parking for two motor vehicles. The front garden is mainly laid to lawn with a small brick wall to the front. To the left of the property is an attached garage with a brand new door and having power and lighting inside. The eaves inside offer great storage.

The rear garden is without doubt one of the main selling features of the property, promising such lovely views across the open fields. The garden offers great space and is divided into lawn and patio areas. A newly installed trellis panelled fence has been erected along the northern boundary importantly defining the boundaries while still allowing views beyond. The oil tank is situated within the rear garden.

The property provides a wonderful opportunity for those looking to acquire a spacious and well maintained property, situated in one the most popular rural villages within the YO8 postcode. All viewings are strictly by appointment.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: D

Council Tax: C - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

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

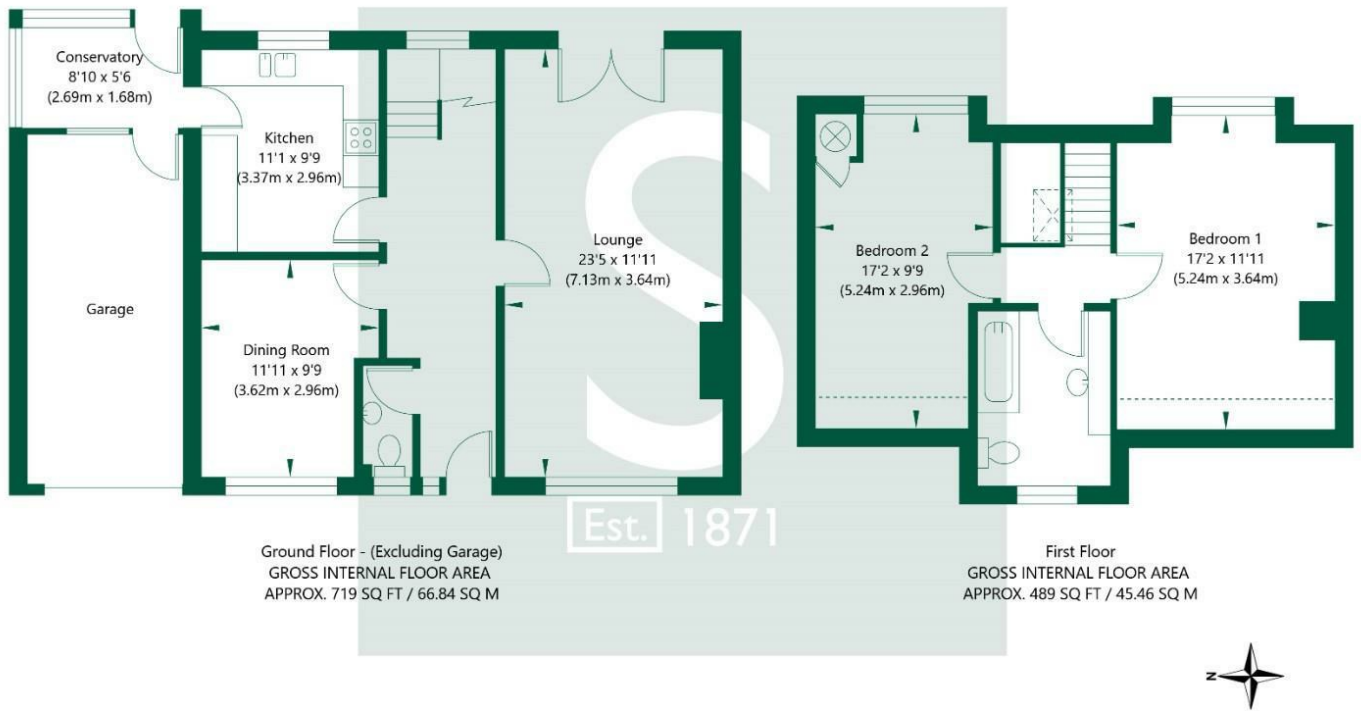
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

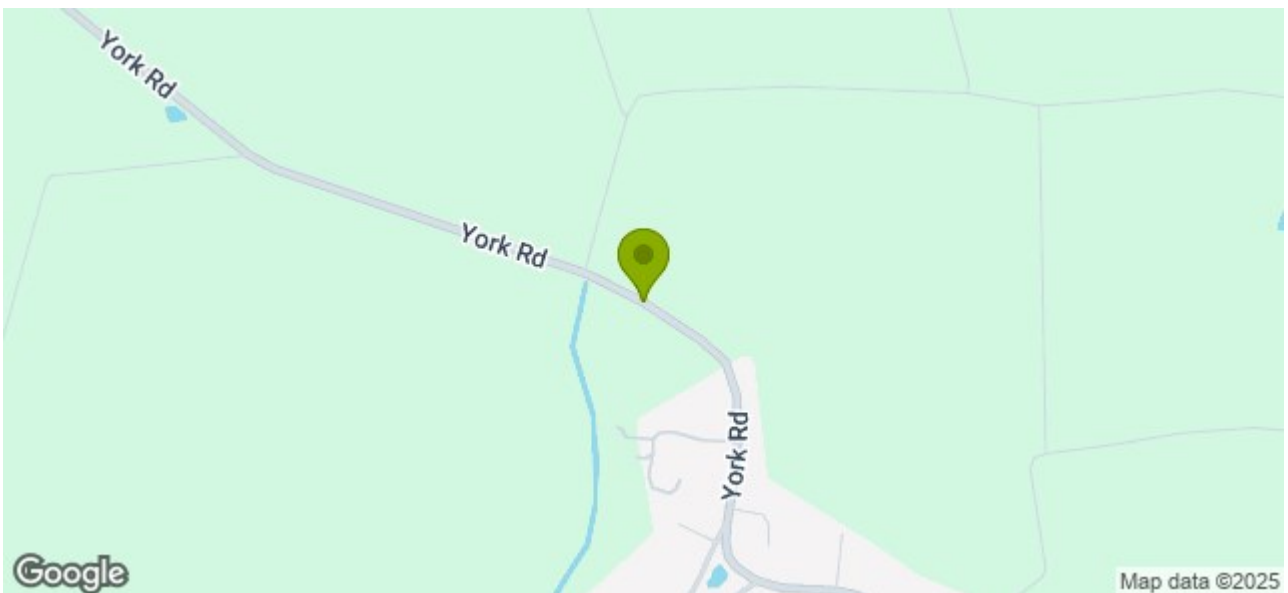




Penny Cottage, York Road, North Duffield, YO8 5RU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1208 SQ FT / 112.3 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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