

Mark Stephenson's

ESTATE & LETTING AGENTS



Rye Cottage, 2 Wildsmith Court, Marton, Pickering, York, £199,950

- **Offered With No Onward Chain**
- Modern Kitchen/Diner
- Immaculately presented two bedroom Cottage
- Allocated parking for two vehicles with separate garage
- Two Double Bedrooms
- Picturesque Village Location

2 Wildsmith Court, Pickering YO62 6RD

Nestled in the charming village of Marton, Sinnington, this delightful two-bedroom cottage at Wildsmith Court offers a perfect blend of modern comfort and traditional character. Recently modernised, the property is immaculately presented, making it an ideal choice for those seeking a move-in ready home. Additionally, the property benefits from parking for two vehicles, a valuable feature in a village setting. With no onward chain, this cottage presents a rare opportunity for a smooth and swift purchase. In summary, this beautifully modernised two-bedroom cottage in Marton is a must-see for anyone looking to embrace village life without compromising on comfort. Don't miss your chance to make this charming property your new home.



Council Tax Band: B



General Information

Marton is an attractive little village that can be found nestled between the market towns of Pickering and Kirkbymooside. What it lacks in amenity is readily available from these two with a good range of shops and recreational services quite literally on the doorstep. Wildsmith Court is a small mews development of five cottages located at the edge of the village; past the village green. It has a gravelled and hard standing courtyard with a block of four garages at its entrance.

Services

Mains water and electricity are connected. Connection to shared septic tank. LPG fired central heating.

Entrance Hall

uPVC Entrance Door, Radiator, Loft Hatch, Storage cupboard, Thermostat.

Lounge

Two uPVC Double Glazed Windows to the Front aspect, Feature stone fireplace, Radiator.

Kitchen/Diner

A range of modern wall & base units, Integrated Dishwasher, Electric Oven/Hob/Extractor Hood, Plumbing for further White goods, Partly-tiled walls, uPVC Double glazed Windows to the Front and Side aspects, uPVC French Doors, Radiator, Loft hatch, Vinyl flooring.

Downstairs Bedroom

A good-sized double bedroom with uPVC Double glazed Window to the Front aspect, Radiator, Understairs Storage cupboard.

Bathroom

White Two-Piece Suite with separate plumbed-in Shower cubicle, Heated

Towel Rail, Velux Window to the Rear aspect, Electric mirror with Shaving point, Tiled walls, Vinyl flooring, Extractor fan.

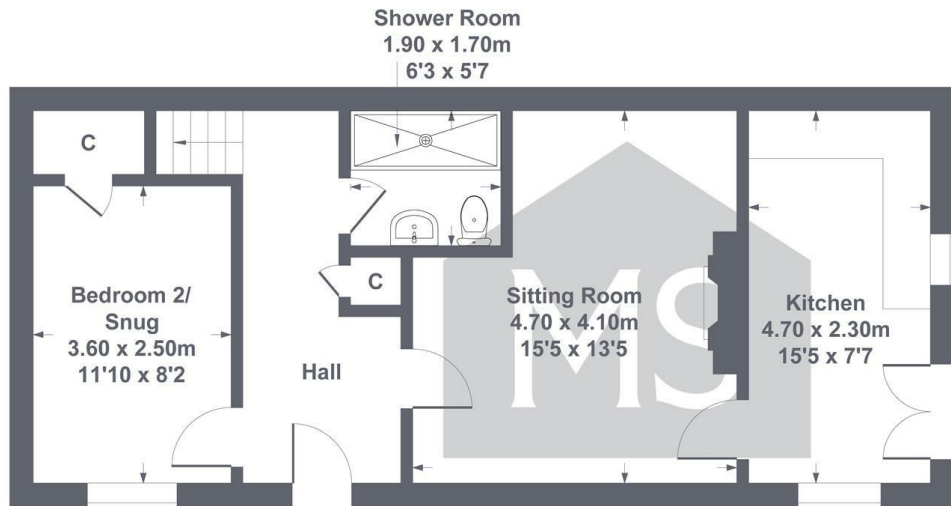
First Floor Bedroom

Another well proportioned double bedroom with uPVC Double glazed Window to the Front aspect, Radiator, Feature beams in the ceiling.

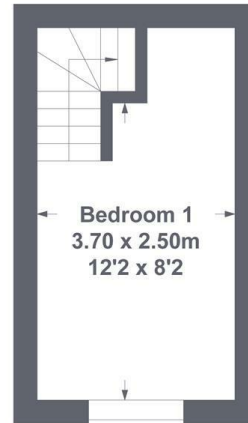
Outside Space

When entering Wildsmith Court, there are a row of Garages one of which is designated with the property and numbered. At the front elevation of the property there are laid patio tiles, at the side of the property is an enclosed patio area with outdoor seating this area is also where the LPG cylinders are housed in a wood-panelled shelter, there is also an outdoor tap.

Approximate Gross Internal Area 700 sq ft - 65 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Directions

From Pickering the property can be found on the right at the first sharp bend. Rye Cottage 2, Wildsmith Court, Marton, Sinnington, York, North Yorkshire YO62 6RD Semi-Detached

Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

Council Tax Band

B

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 60 |
| (39-54) E | 36 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |