

THE ACCOMMODATION COMPRISES

SITTING ROOM

Front entrance door, radiator, bay window with window seat, open plan to kitchen. Currently used as a dining room.

KITCHEN

Fitted with a range of wall and base units comprising work surfaces, stainless steel sink and drainer unit. Electric hob, electric oven, plumbing for automatic washer. Radiator, wall mounted gas fired central heating boiler.

REAR ENTRANCE

Stairs leading to first floor accommodation.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE

Currently used as a sitting room, radiator, ceiling coving, recessed ceiling lights.

STUDY

Stairs leading to second floor accommodation, radiator, recessed ceiling lights.

SECOND FLOOR ACCOMMODATION

BEDROOM TWO

Three steps leading up to the bedroom. Radiator, recessed ceiling lights, access to loft space.

BATHROOM

Three piece white suite comprising panelled bath with shower over, pedestal wash hand basin and low flush WC. Radiator, partially tiled walls, velux window, radiator.

OUTSIDE

The vendor has informed us that there is a right of way to the rear over neighbouring land, as well as an allocated parking space.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

MOBILE COVERAGE AND BROADBAND CONNECTION

The Ofcom website states the average broadband speed of 1 Mbps and a maximum download speed of

22 Mbps at this postcode YO43 3AW and mobile coverage is provided by EE, Three and O2. The checker results are predictions and should not be regarded as guaranteed.

APPLIANCES

No appliances have been tested by the Agent.

