



**Main Street, Staxton, North Yorkshire, YO12 4RZ**

**£360,000**

A characterful 3 double bedroom cottage with modern & stylish interiors. Beautiful gardens. Superb rural views. Gated resin driveway & large garage. A idyllic lifestyle home within this desirable village.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES



## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this excellent and idyllic cottage with beautiful gardens and rural views. Superbly positioned within this desirable and popular village. Features include: spacious rooms, a versatile layout, stylish interiors, oil fired central heating, underfloor heating (ground floor), plentiful natural daylight, plantation shutters and double glazing. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the presentation, quality, size, layout, location, gardens, views, lifestyle and value.

## PROPERTY SUMMARY

The accommodation includes a lounge, kitchen, dining room, conservatory, WC, ground floor double bedroom/snug, two large first floor double bedrooms and luxury house bathroom. Externally there is a gated resin driveway, large detached garage and truly delightful gardens with a rear covered entertainment space with rural views.

## LOCATION

Staxton is a desirable, established and very well positioned village, providing a rural setting, whilst being conveniently situated for access into York, Scarborough, Filey, Pickering and Malton, which offer an excellent choice of shops, restaurants, leisure facilities and other amenities. There is immediate access into the attractive surrounding Yorkshire countryside, and the North York Moors national park, Yorkshire Wolds and stunning East Coast are all within easy reach - offering beaches, coastal & rural walks, cycle routes and other tourist attractions. Popular with residents and tourists, this area of North Yorkshire is an ideal base for those keen to explore the region's many attractions. Main transport links are easily accessible, making this area an attractive option for commuters.

## DIRECTIONS

Sat Nav location: YO12 4RZ.

## GROUND FLOOR

Side entrance door into the central hallway. Stairs to the first floor, downstairs WC, utility cupboard and understairs storage.

### Lounge 14' 10" x 12' 10" (4.52m x 3.91m)

Spacious and bright main reception room with front and side windows and feature fireplace with log burner.

### Kitchen 14' 11" x 9' 8" (4.54m x 2.94m)

Stylishly appointed contemporary kitchen with integrated dishwasher, microwave, Belfast style sink and space for a range cooker and American style fridge freezer. Open plan into:

### Dining Room 8' 11" x 7' 7" (2.72m x 2.31m)

Ample formal dining space, open plan into:

### Conservatory 12' 0" x 10' 8" (3.65m x 3.25m)

A large and pleasant room, enjoying an attractive outlook over the gardens. French doors.

### Bedroom 3' 9" 10" x 9' 5" (2.99m x 2.87m) min.

Double bedroom, which could also be used as a snug, home office or play room.



## FIRST FLOOR

Central landing with feature round window.

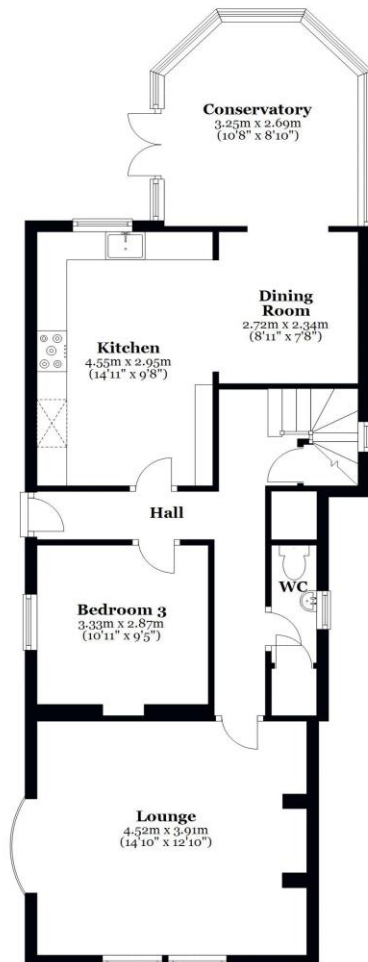
**Bedroom One** 19' 3" x 9' 4" (5.86m x 2.84m) max.  
Large double bedroom with plentiful fitted wardrobes.

**Bedroom Two** 17' 10" x 8' 11" (5.43m x 2.72m)  
Large double bedroom with windows to three sides and enjoying attractive views.

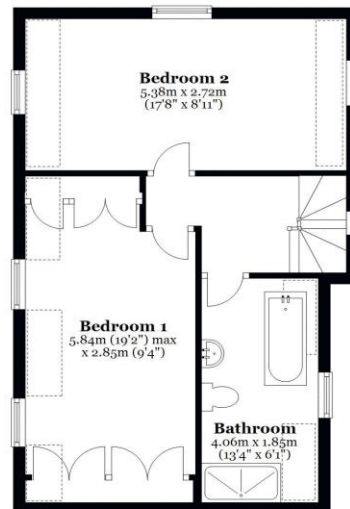
**Bathroom** 13' 4" x 6' 1" (4.06m x 1.85m)  
A luxurious and stylishly appointed 4 piece bathroom with large walk in shower and free standing bath.



Ground Floor



First Floor







**GARAGE 20' 8" x 10' 10" (6.29m x 3.30m)**

Particularly well proportioned, with space for parking a large car, as well as additional storage / workshop potential. Electric roller door.

**OUTSIDE**

Gate access to the side leads onto the private resin driveway. The rear gardens are exceptionally landscaped and maintained, with a variety of lawned areas, flowering borders, seating areas and a large undercover decked area at the rear, enjoying excellent rural views and ideal for relaxing and entertaining.

**PROPERTY TO SELL?**

We sell successfully for clients throughout Yorkshire & surrounding areas.

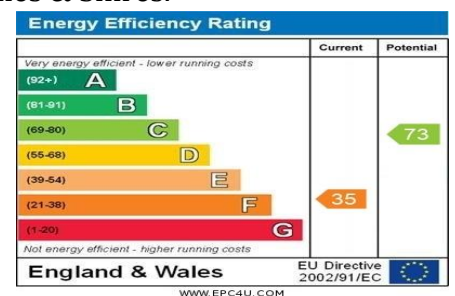
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**Viewing / Offer Process:**

All viewing requests, offers or negotiations must be made directly to Dales & Shires.



**Tenure:** Freehold.

**Council Tax Band:** C.

These details were prepared / amended on: 26/06/2024

**AGENT'S STANDARD DISCLAIMER**

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**Phone:** 01423 20 60 60  
**E-Mail:** sales@dalesandshires.com  
**Web:** www.dalesandshires.com  
**Office:** Windsor House, Cornwall Road, Harrogate, HG1 1LE

