



Elmhirst  
Parker  
Estate Agents & Solicitors



# Rosedale Cottage

Skipwith  
YO8 5SQ

Guide price  
£350,000



- CHARMING COTTAGE
- FOUR DOUBLE BEDROOMS
- OPEN PLAN LIVING SPACE
- SEPARATE LIVING ROOM
- DOWNSTAIRS SHOWER ROOM
- SEPARATE BATHROOM TO FIRST FLOOR
- CONSERVATORY
- MATURE GARDENS TO FRONT AND REAR
- GARAGE AND WORKSHOP





Charming 4 double bedroom cottage in popular village location, with well proportioned living accommodation.  
Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.

#### Living Room

3.60 x 4.24 (11'9" x 13'10")

Cosy living room with open fire and window to front elevation. Leading to:-

#### Kitchen

4.98 x 3.64 (16'4" x 11'11")

Spacious, traditional kitchen with fitted wall and base units, space for appliances and tiled floor. Window and door to rear elevation.

#### Shower/Cloak Room

Additional w/c with wash basin and shower cubicle.

#### Dining Area

3.84 x 3.19 (12'7" x 10'5")

Through dining area incorporating a family room. Half panelled walls and open log fire. Door leading to conservatory.

#### Family Room

3.70 x 3.68 (12'1" x 12'0")

#### Conservatory

2.11 x 2.56 (6'11" x 8'4")

Brick base and timber construction. Door to rear garden.

#### 1st Floor

##### Bedroom 1

4.30 x 3.73 (14'1" x 12'2")

Good size double room with window to front elevation with radiator under.

##### Bedroom 2

3.71 x 3.68 (12'2" x 12'0")

Good size double room with window to front elevation with radiator under.

##### Bedroom 3

3.65 x 3.16 (11'11" x 10'4")

Good size double room with window to rear elevation with radiator under.

##### Bedroom 4

3.66 x 2.77 (12'0" x 9'1")

Good size double room with window to rear elevation with radiator under.

#### Bathroom

2.67 x 2.28 (8'9" x 7'5")

Three piece bathroom suite with WC, Wash Basin and Bath tub with shower combination over. Good size storage cupboard and window to rear elevation.

#### Outside

Mature gardens to front and rear. Small front garden with gated driveway along side running to the rear of the property. To the rear there is access to a long garage/workshop with electric. The rear garden has secluded lawn and patio areas surrounded by mature trees and shrubs.

#### Leasehold

There are 976 years remaining on the lease. There is a nominal ground rent but the current owners advise this has never been collected.

#### Terms and conditions

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.



This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



138 SQ.M (1485 Sq ft.)  
Approximate Total Floor Area

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

T: 01757 293620  
E: [eproperty@elmhirstparker.com](mailto:eproperty@elmhirstparker.com)  
W: [epstateagents.com](http://epstateagents.com)

13 Finkle Street Selby  
North Yorkshire  
YO8 4DT



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