



Elmhirst
Parker
Estate Agents & Auctioneers



1 George Street

Wistow
YO8 3XQ

Offers in the region of £140,000

2 Bed House - End Terrace



- PERIOD COTTAGE CIRCA 1800
- TWO BEDROOMS
- ORIGINAL FEATURES
- GOOD SIZED BREAKFAST KITCHEN
- PAVED PATIO AND ATTRACTIVE COMMUNAL COURTYARD
- POPULAR VILLAGE LOCATION
- NO CHAIN
- 1 & 2 GEORGE STREET AVAILABLE SEPARATELY



Nestled in the charming village of Wistow, Selby, this delightful end-terrace period cottage, dating back to circa 1800, offers a unique blend of historical character and modern living. With two well-proportioned bedrooms, this property is perfect for couples, or individuals seeking a tranquil retreat. As you enter, you will be greeted by a warm and inviting reception room that showcases many original features, adding to the cottage's charm and character. The cottage boasts a good sized kitchen and a well-appointed shower room. The attractive communal courtyard provides a lovely outdoor space. No Chain.

Front entrance door leading into:-

Kitchen
4.13m x 3.24m (13'6" x 10'7")

Having a range of beech effect base and wall units. Complimentary work surfaces incorporating a one and a half bowl stainless steel sink unit and mixer tap over. Integrated electric oven, hob and extractor. Plumbing for a washing machine, space for a tall fridge freezer and underfloor heating. Built in, understairs cupboard. Two windows and a door leading to the front elevation.

Living Room
4.13m x 3.42m (13'6" x 11'2")

With a window to the rear elevation and a door leading to the stairs.

Landing
With doors off.

Bedroom 1
4.16m x 3.46m (13'7" x 11'4")

Being of a double size and having a feature fireplace with cast iron back and grate. With a window to the rear elevation.

Bedroom 2
2.94m max x 2.38m (9'7" max x 7'9")
Having a window to the front elevation.

Shower Room
Being fully tiled and having a suite comprising shower cubicle with an electric shower, wash hand basin and wc. Mirrored wall cabinet and an extractor fan.

Outside
To the rear is a paved patio area and an attractive communal courtyard along with a garden shed.

Utilities
Mains Electric
Mains Water (not metered)
Septic Tank

Mobile 4G
Broadband FTTP (Ultrafast)

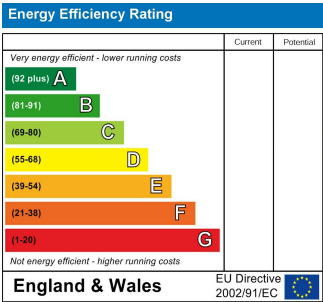
Septic Tank
All George Street cottages are served by the same septic tank and it is connected to Yorkshire Water pipework in George Street. Each cottage pays a share of the charge to empty the tank on a yearly basis which is currently £ 60.80 per annum.

Note
The vendor currently owns all the communal area and there is a service/ maintenance charge of approx. £120 pa. It is their intention to allow each cottage to have their own share of the courtyard but this is subject to legal advice and confirmation.



Total area: approx. 56.1 sq. metres (603.9 sq. feet)

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.
Plan produced using PlanUp.



T: 01757 293620
E: eproperty@elmhirstparker.com
W: estateagents.com

13 Finkle Street Selby
North Yorkshire
YO8 4DT

