



Elmhirst
Parker
Estate Agents & Solicitors



2 George Street

Wistow
YO8 3XQ

Offers in the region of
£165,000

- PERIOD COTTAGE CIRCA 1800
- TASTEFULLY RENOVATED WITH MANY PERIOD FEATURES
- TWO BEDROOMS
- MODERN KITCHEN
- SHOWER ROOM
- ATTRACTIVE COMMUNAL COURTYARD
- POPULAR VILLAGE LOCATION
- NO CHAIN
- 1 & 2 GEORGE STREET AVAILABLE SEPARATELY





Nestled in the charming village of Wistow, Selby, this delightful mid-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 modern kitchen and a well-appointed shower room. The attractive communal courtyard provides a lovely outdoor space. No Chain.

Front entrance door into:-

Kitchen
 4.06m x 2.27m (13'3" x 7'5")
 Having a good range of base and wall units made by Symphony Kitchens. Complimentary wooden effect work surfaces incorporating a one and a half bowl composite sink unit with mixer tap over. Integrated electric oven, hob, extractor and microwave. Plumbing for washing machine. Built in, understairs cupboard. Two windows and a door to the front elevation.

Living Room
 4.06m x 3.39m (13'3" x 11'1")
 Having an open fireplace with woodburning stove. Window and exterior door to the rear elevation. Door to the stairs.

Landing
 With doors off.

Bedroom 1
 4.11m x 3.48m (13'5" x 11'5")
 Being of a double size with a built in cupboard and additional over stairs storage. Feature fireplace with cast iron back and grate. Having a window to the rear elevation.

Bedroom 2
 2.91m max x 2.34m (9'6" max x 7'8")
 Having a built in cupboard and a window to the front elevation.

Shower Room
 Being fully tiled and having a suite comprising shower cubicle, wash hand basin inset into vanity unit and wc. Heated towel rail and an extractor fan.



Outside

To the rear is a paved patio area and attractive communal courtyard.

Utilities

Mains Electric

Mains Water

Septic Tank

Mobile 4G

Broadband FTTP (Ultra fast)

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 per cottage.

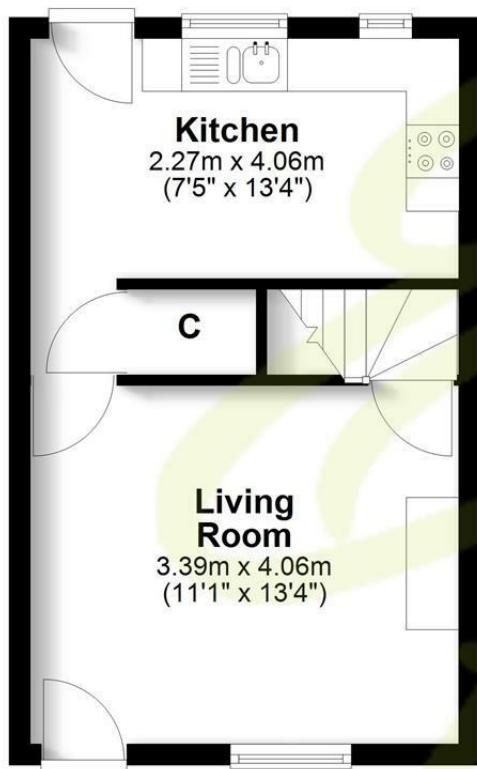
Note

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.



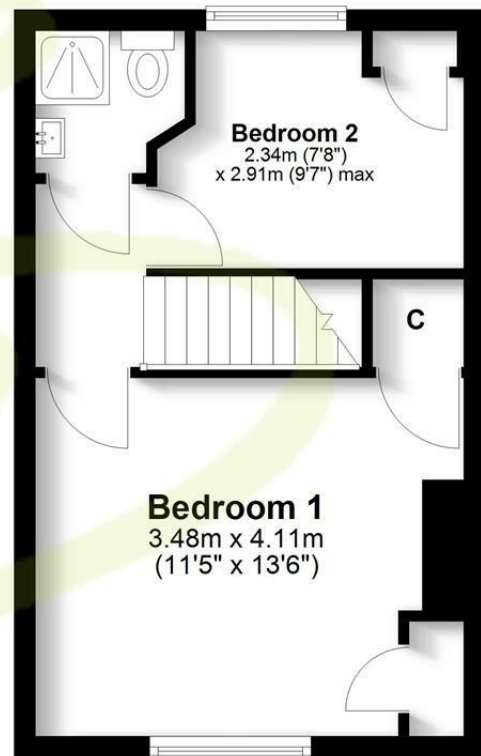
Ground Floor

Approx. 27.1 sq. metres (291.5 sq. feet)



First Floor

Approx. 27.6 sq. metres (297.5 sq. feet)



Total area: approx. 54.7 sq. metres (588.9 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.

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

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