



## Kays Cottage Main Street | Middleton. YO18 8PA

Kays Cottage is a delightful cottage which has been sympathetically modernised to provide a home of great character including many internal features which include oak internal doors, feature fireplaces, fitted kitchen and recently re-fitted luxury shower room. Externally there is parking, south facing garden area with good sized

summer house, stores and sitting area.

Middleton is a pleasant village with local amenities including post office/tea room, church, filling station with store attached and lies approximately 1.5 miles from Pickering where a wider range of amenities and recreational facilities can be found.

Internal viewing is highly recommended of this superior cottage.



**Guide Price £192,500**

**BoultonCooper**

**BC**  
Est. 1804



# Kays Cottage Main Street | Middleton



## Sitting Room

11'11" x 10'0" (3.63m x 3.05m)

With feature fireplace having stone mantle and hearth with tiled inset; display alcoves to either side of fireplace, fitted wall cupboard, exposed timbers to ceiling, central heating radiator and understairs storage cupboard with board and latch door. uPVC double glazed front door and window.

## Dining Kitchen

18'4" x 8'7" (5.59m x 2.62m)

Fitted kitchen comprising good range of cream floor and wall units with slab doors comprising stainless steel single drainer sink unit with mixer tap over, work surfaces, built in oven with four ring hob and extractor fan over; breakfast bar plus adequate space for dining table and chairs; plumbing for automatic washing machine, wall mounted central heating boiler, floor tiling, spot lighting to ceiling, double glazed window to rear elevation, velux roof window, attractive feature fireplace with timber mantle and tiled inset with cast iron grate; staircase to first floor landing with understairs storage cupboard and stable door leading to outside. uPVC double glazed window.

## First Floor

### Landing

### Bedroom One

10'0" x 7'5" (3.05m x 2.26m)

With built in overhead stairs cupboard, built in wardrobe with cupboard over; central heating radiator and two uPVC double glazed windows to the rear elevation.





## Bedroom Two

10'0" x 6'4" (3.05m x 1.93m)

With central heating radiator and uPVC double glazed window to front elevation.

## Shower Room

This room has recently been re-fitted to provide a luxury shower room comprising fully tiled shower cubicle, wash hand basin and low flush w.c. set in vanity unit comprising cupboards and drawers with tiled splash-backs; central heating radiator and extractor fan.

## Outside

Two STONE BUILT STORES.

There is a large area of garden with shared usage with neighbouring properties.

In addition the cottage has its own gravelled garden with shrub/flower beds and SUMMERHOUSE which is a good size, this lies at slight remove from the cottage.

VEHICULAR ACCESS FROM BACK LANE SOUTH LEADS TO GRAVELLED PARKING AREA.

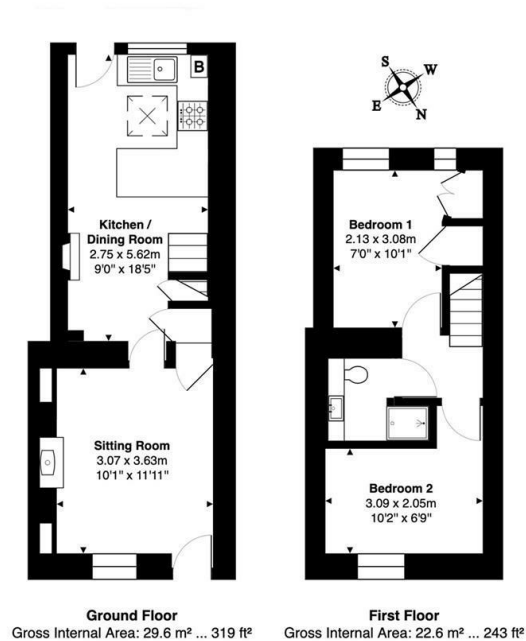
## Services

Gas, electricity, water and drainage.



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## Kays Cottage, Middleton, YO18 8PA



Gross Internal Area: 52.2 m<sup>2</sup> ... 562 ft<sup>2</sup>

All measurements are approximated for display purposes only and should be independently verified  
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### VIEWING

By telephone appointment with the Agents Pickering Office. Tel: 01751 472724.

### COUNCIL TAX BAND

Band B.

### ENERGY PERFORMANCE RATING

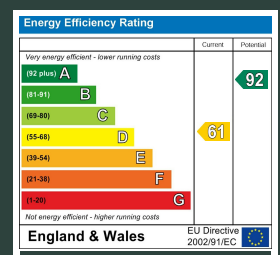
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