

## 28 Hill Cottages | Rosedale East, Pickering, YO18 8RG

An attractive and well presented character cottage which offers well presented accommodation benefitting from off road parking, garage, good sized rear garden with stunning views of surrounding countryside.

The well planned accommodation comprises sitting room, dining kitchen and ground floor bathroom with two bedrooms and shower room on the first floor.

The cottage is situated in a picturesque

situation surrounded by open countryside and there is immediate access into the network of footpaths and bridleways providing excellent outdoor recreation facility. Rosedale Abbey village lies approximately two miles and provides local provisions store, cafes, pubs, primary school and church. The wider commercial facilities are available in Pickering and Kirkbymoorside.





## Guide Price £265,000

# BoultonCooper



## 28 Hill Cottages | Rosedale East, Pickering.







Entrance Door Leading to:

### Sitting Room

10'4" x 17' (3.15m x 5.18m)

With fireplace having wooden mantle over, cast iron inset with dog grate; double glazed window to front elevation. Built in cupboard with shelving.

#### **Spacious Dining Kitchen** 14'1" x 17" (4.29m x 5.18m)

With fitted units including 1.5 bowl drainer sink unit set within work surfaces, further wall and base units incorporating drawer compartments and tiled splashbacks; electric cooker point, range oven, laminate flooring. Staircase to first floor. Double glazed window to the rear elevation and door to rear lobby.

**Rear Lobby** Laminate flooring, built in cupboard, door to outside.

#### **Ground Floor Bathroom**

Comprising panelled bath with shower unit over, wash hand basin with cupboards below, low flush w.c., Central heating radiator, double glazed window to the rear and side elevations. Wall boarding and plumbing for automatic washing machine.

#### First Floor Landing

#### **Bedroom One**

#### 10'6" x 17'1" (3.20m x 5.21m)

With laminate flooring, double glazed window to the rear elevation enjoying views over garden and countryside beyond.

Built in airing cupboard housing hot water cylinder.



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#### Bedroom Two 14'1" x 11'3" (4.29m x 3.43m)

Double glazed window to the front elevation; central heating radiator and shelviing.

#### Shower Room

shower unit, wash hand basin with cupboard below; low flush w.c. Extractor fan, tiled walls. Staircase to:

#### **Attic Storage**

#### 13'3" x 13'3" (4.04m x 4.04m)

With skylight window, undereaves storage; central heating radiator. Shelving. Views over the garden and countryside beyond.

#### Outside

To the rear elevation there is a car standing space. There is a

GARAGE directly behind the house across the lane which has double opening doors, double glazed window, light and power.

A garden gate leads to beautiful terraced garden with Comprising shower cubicle with flower/shrub borders, established further plants, archway with climbing rose over. Seating area to the extreme rear enjoying far reaching views. SUMMERHOUSE.

#### Services

Mains electricity, water and drainage. Oil fired central heating.

#### N.B.

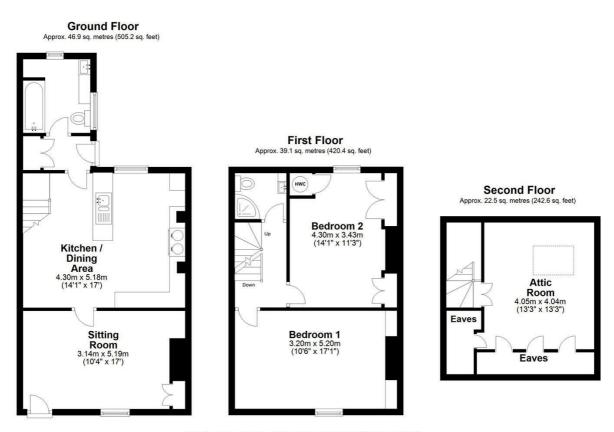
There is a right of way along the Back Lane to the rear of the cottage vehicular and pedestrian.







## 28 Hill Cottages | Rosedale East



Total area: approx. 108.5 sq. metres (1168.2 sq. feet) 28 Hill Cottages, Rosedale East

VIEWING Strictly by appointment with the agents

COUNCIL TAX BAND

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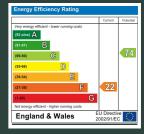
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