

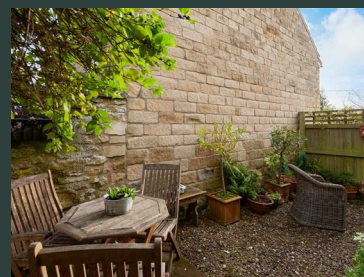


## The Old School House The Terrace, Oswaldkirk | York

A characterful three bedroom semi-detached stone cottage with the benefit of gardens to the front and side, and outbuildings. The Old School House offers scope to create a charming family home in this popular rural village. Oswaldkirk benefits from a local church and active village hall with community activities, and is within the Howardian Hills Area of Outstanding Natural Beauty.

- Semi detached three bed stone cottage
- Three bedrooms and family bathroom
- Popular village location
- Sitting room, kitchen, study/dining room, utility and shower room
- Terraced gardens to the front and side with outbuildings
- Picturesque views across the Howardian Hills

**Guide Price £275,000**





# The Old School House The Terrace, Oswaldkirk | York



## ACCOMMODATION

### ON THE GROUND FLOOR

#### ENTRANCE HALL

Timber entrance door, door to:

#### SITTING ROOM

13'10" x 12' (4.22m x 3.66m)

Front aspect timber framed single glazed window, cast iron open fireplace on quarry tiled hearth, decorative tiled slips with timber surround and mantelpiece, double radiator.

Double doors to:

#### STUDY/DINING ROOM

18'11" x 13' (5.77m x 3.96m)

Dual aspect windows and rooflight, brick fireplace, stove and timber mantle, recessed shelving and cupboard, stone feature wall

#### SHOWER ROOM

9' x 6' (2.74m x 1.83m)

Comprising shower cubicle, wc and wash hand basin.

#### KITCHEN

10'0" x 6'6" (3.05m x 1.99m)

Side aspect uPVC double glazed window, range of fitted base and wall mounted units, stainless steel sink and drainer, space for cooker with cooker hood over.

#### UTILITY ROOM

7' x 5'7" (2.13m x 1.70m)

Side and rear aspect windows, timber door to outside, stainless steel sink and drainer, plumbing for washing machine.

#### INNER HALL

Under stairs cupboard, stairs to first floor.

### TO THE FIRST FLOOR

#### LANDING

10'9" x 4'10" (3.28m x 1.47m)

#### BEDROOM 1 (SW)

14'0" x 11'11" (4.27m x 3.63m)

Front aspect timber frame double glazed window, fitted wardrobes, double radiator.

#### BEDROOM 2 (SE)

14'0" x 6'5" (4.27m x 1.98m)

Side aspect window, double radiator.







### BEDROOM 3 (NW)

10'7" x 8'7" (3.23m x 2.62m)

Rear aspect window, built-in cupboards housing hot water cylinder, single radiator.

### BATHROOM

8'9" x 5'7" (2.67m x 1.70m)

Rear aspect opaque single glazed window, panelled bath with electric shower over, low flush wc, pedestal wash hand basin, extractor fan, radiator.

### OUTSIDE

There is a gravelled terraced garden to the front, together with courtyard garden with patio area to the side, and 2 no outbuildings.

### TENURE

We understand to be freehold with vacant possession on completion.

### SERVICES

We understand that the property is connected to mains electricity, water, and drainage supplies. Oil fired central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

### VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel: 01653 692151.

### WHAT3 WORDS

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### COUNCIL TAX BAND

We are verbally informed the property lies in Band C. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council. Tel 0300 131 2131.

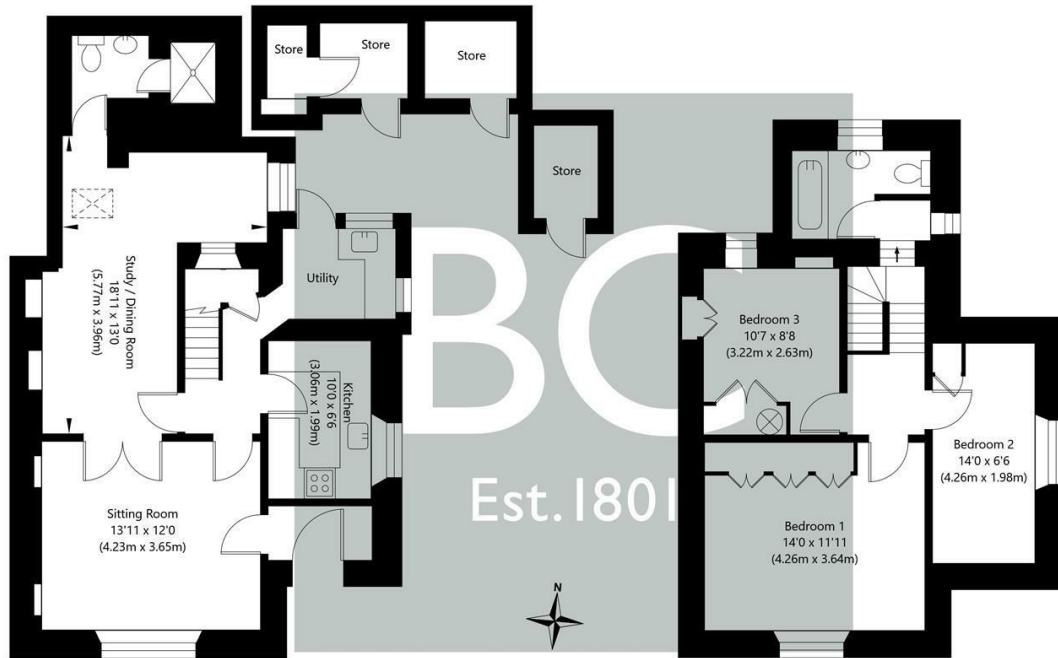
### ENERGY PERFORMANCE RATING

Assessed in Band TBC. The full EPC can be viewed at our Malton office.



# The Old School House The Terrace, Oswaldkirk | York

Oswaldkirk, York, YO62 5XZ



Ground Floor - (Excluding Stores)  
GROSS INTERNAL FLOOR AREA  
APPROX. 648 SQ FT / 60.19 SQ M

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 489 SQ FT / 45.4 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1137 SQ FT / 105.59 SQ M - (Excluding Stores)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## VIEWING

Strictly by appointment with the Agent.

## COUNCIL TAX BAND

C

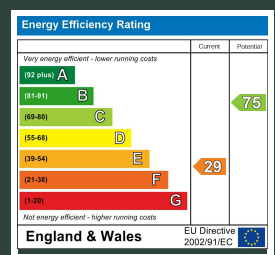
## ENERGY PERFORMANCE RATING

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The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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**BC**  
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