



## 1 Lilling Hall Cottages | Flaxton

A three bedroom semi-detached cottage situated on the edge of the charming rural village of Flaxton, eight miles from the city of York. The property provides a superb opportunity for a range of prospective buyers in this enviable location, with scope to improve and extend, subject to the necessary consents. Offered for sale with no onward chain.

- A well-proportioned semi detached cottage with delightful views
- Three bedrooms and family bathroom
- Popular residential village location with good access to the A64 for commuting to York, Malton and further afield
- Two reception rooms, kitchen and cloakroom
- Gardens, off-street parking and detached garage
- No onward chain



**Guide Price £285,000**



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## ACCOMMODATION ON THE GROUND FLOOR

### ENTRANCE HALL

12'5" x 7'11" (3.78m x 2.41m)

A uPVC double glazed door leads into the entrance hall, with double radiator, staircase to the first floor, and under stairs cupboard.

### SITTING ROOM

14'6" x 11' (4.42m x 3.35m)

Front aspect uPVC double glazed bay window, double radiator, fireplace, built-in display alcoves either side of the fireplace.

### DINING ROOM

13'11" x 13'6" (4.24m x 4.11m)

Rear aspect uPVC double glazed window, electric fireplace with timber surround, built-in cupboards, laminate wood floor, double radiator.

### KITCHEN

9' x 7'3" (2.74m x 2.21m)

Range of fitted base and wall mounted units and work surfaces over, stainless steel sink and drainer, plumbing for washing machine, under stairs cupboard housing LPG-fired Worcester boiler, side aspect uPVC double glazed window.

## CLOAKROOM

9' x 3' (2.74m x 0.91m)

Low flush wc, side aspect opaque uPVC double glazed window.

## TO THE FIRST FLOOR

### LANDING

9'10" x 6'11" (3.00m x 2.11m)

Loft hatch.

### BEDROOM 1

15'8" x 12'4" (4.78m x 3.76m)

Rear aspect uPVC double glazed window, built-in wardrobes, double radiator.

### BEDROOM 2

13'7" x 12'9" (4.14m x 3.89m)

Front aspect uPVC double glazed window, built-in wardrobe, double radiator.

### BEDROOM 3

9'5" x 9' (2.87m x 2.74m)

Front aspect uPVC double glazed windows, over stairs cupboard, double radiator.

## BATHROOM

7' x 5'5" (2.13m x 1.65m)

Three piece suite comprising panelled bath, wc and wash hand basin. Part-tiled walls, rear aspect opaque uPVC double glazed window.



## OUTSIDE

A driveway to the side leads to a detached brick garage. Lawned gardens to the front with herbaceous borders, LPG tank storage, patio area to the rear with lawned gardens beyond and delightful views.

## GARAGE

16'6" x 9'1" (5.03m x 2.77m)

Double timber doors to the front, timber frame single glazed window to the side.

## SERVICES

Mains water, drainage and electricity. LPG-fired central heating.

## DIRECTIONS

From our Malton office proceed on the A64 towards York for approximately 8 miles before turning right on to Scotchman Lane. Continue towards Flaxton and pass through the village and over the level crossing. The property can then be found on the right hand side, clearly identified by our BoultonCooper 'For Sale' board.

## WHAT3WORDS

///chase.capacity.ruffling

## VIEWING

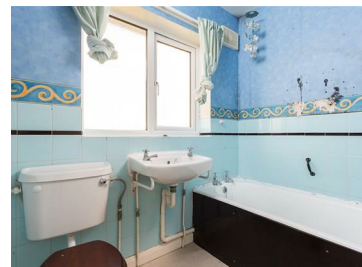
Strictly by appointment with the agents, BoultonCooper, Malton. Telephone 01653 692151.

## COUNCIL TAX BAND

The property lies in Band C. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

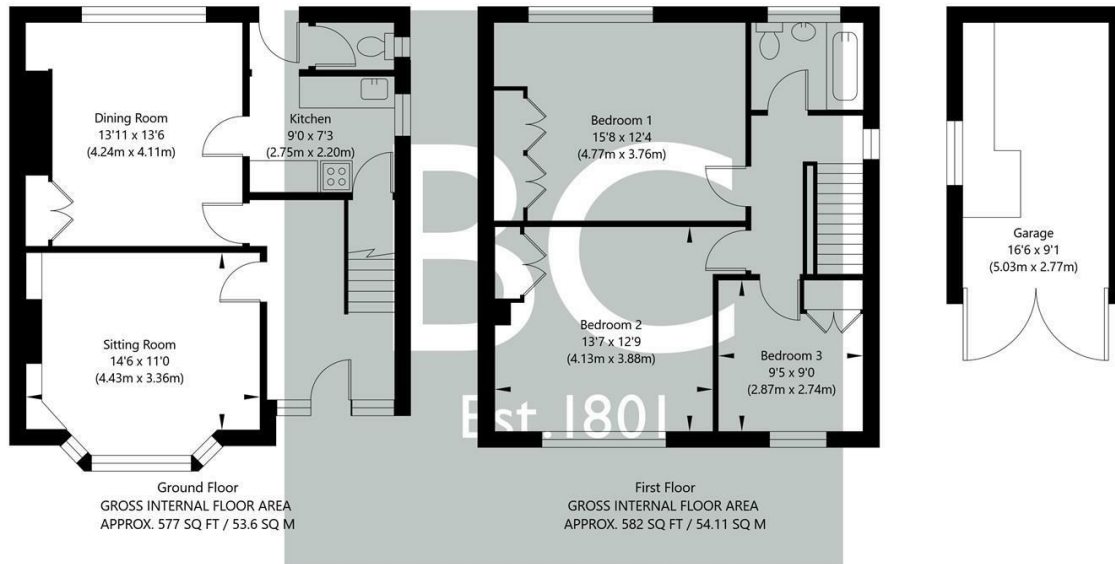
## ENERGY PERFORMANCE RATING

Assessed in Band E. The full EPC can be viewed online ([www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate)) or at our Malton Office.



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## Lilling Hall Cottages



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1159 SQ FT / 107.71 SQ M - (Excluding Garage)  
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 Agents.

### COUNCIL TAX BAND

C

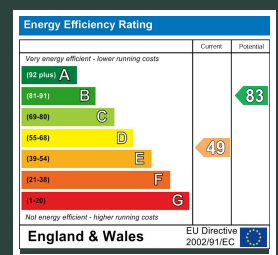
### ENERGY PERFORMANCE RATING

E

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**BC**  
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