



**Holly Cottage, Allerthorpe, York, YO42 4RL**



- A fantastic project close to Pocklington with No Onward Chain • There is septic tank and it is unknown whether it is a compliant system. Any offer made must take the replacement of this system into account • Kitchen/diner with various storage units • Living room with an open fire • Ground floor shower room • Two bedrooms & family bathroom • Workshop/barn that could be used for various purposes • Large garden with mature trees to its border • Gated drive with space for multiple cars • EPC = E

## Guide Price £275,000

If you are looking for a property with character, like the idea of being in a semi-rural location with quick access to the market town of Pocklington and desire a building that could be used for a range of purposes, then look no further as this delightful cottage could be exactly what you have been waiting for. The property is ready to be modernised throughout and provides someone with scope for further development by adding an extension to the side and rear subject to planning permission being obtained. The property is offered to the market with no onward chain so an early viewing is highly recommended to fully appreciate everything it has to offer.

On entering you find yourself in a small entrance hall with stairs rising to the first floor, a door on the left that opens into a shower room and a door straight ahead that leads to the kitchen/diner. The kitchen has been fitted with various storage units, a freestanding cooker with hob over and a stainless steel sink with drainer. There is a door in the back left hand side that opens into a boot room.

A second door from the kitchen opens into the living room which has a good sized window that allows natural light to enter, whilst an open fire can be found at the far end.

To the first floor there are two good sized bedrooms, one of which has a feature cast iron fire place. A family bathroom comprising bath, hand basin and w/c completes the internal accommodation.

Externally the rear garden is deceptively large and mainly laid to lawn with borders of mature trees. There is a patio seating area immediately adjacent to the house, a green house and a large workshop/shed with a roller door. The driveway can accommodate various cars and is secured by a pair of metal gates. There is a septic tank and it is unknown whether this is a compliant system. Any offer made must take the replacement of this system into account.







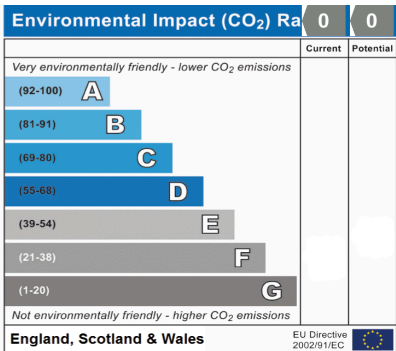
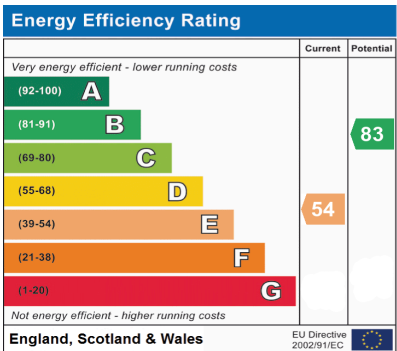
**A FANTASTIC PROJECT WITH A WORKSHOP AND NO ONWARD CHAIN**





**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**





Address: Holly Cottage, Allerthorpe, York, YO42 4RL

Reference: 1720

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services Mains water & electric. Septic tank



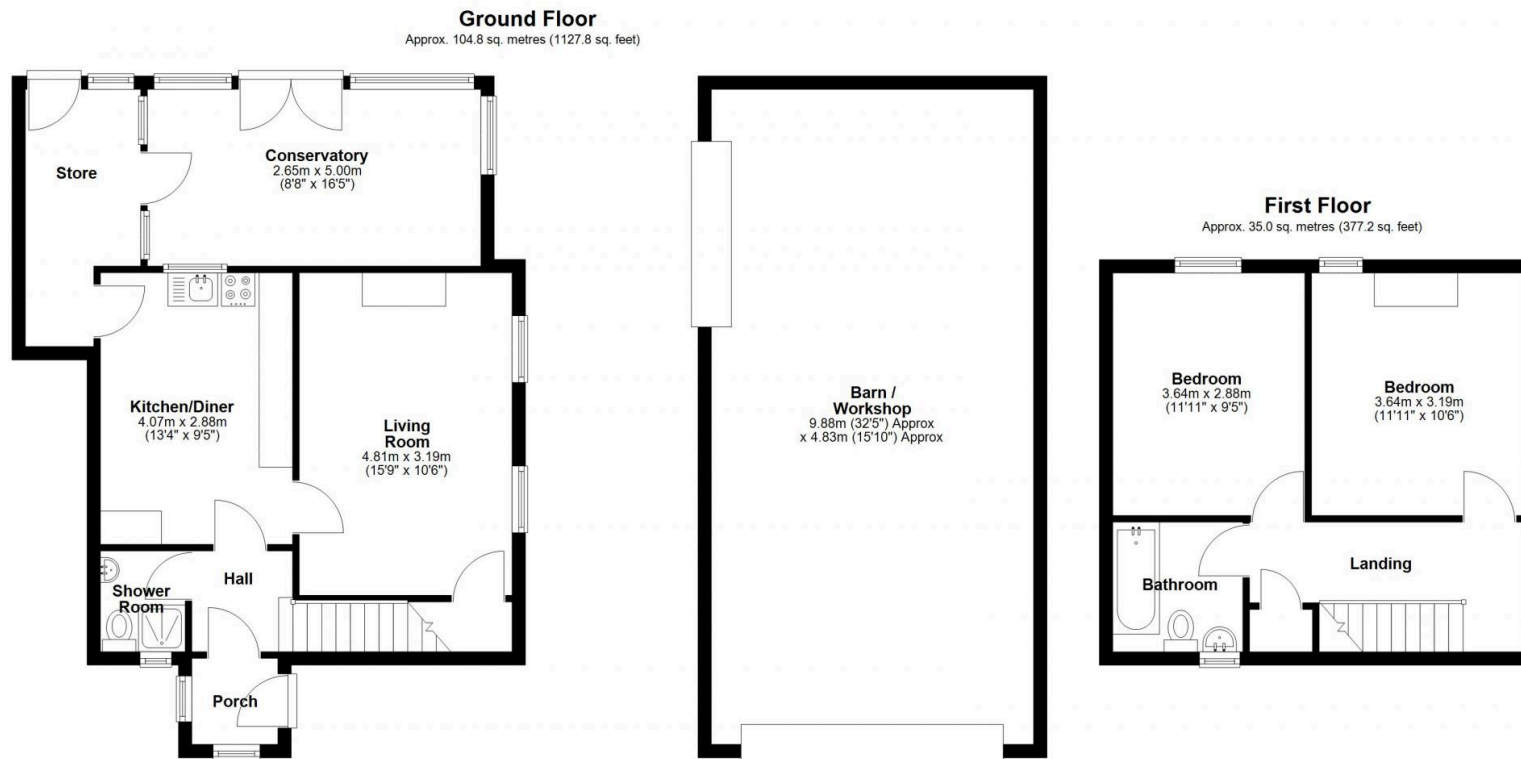
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Offices in **York, Pocklington and Market Weighton**

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Total area: approx. 139.8 sq. metres (1505.1 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled.  
Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases.  
Plan made with PlanUp  
Plan produced using PlanUp.

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