

Rounthwaite R&W Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

4 PUDSEY TERRACE, LOW LAITHE, HARROGATE, HG3 4BY



- Charming Two Bedroom Cottage with lovely views
- Recently replace boiler and windows
- Peaceful village location within the Nidderdale AONB
- Large fully boarded loft with potential for conversion
- Private rear terrace backing onto open countryside

PRICE GUIDE £250,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

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www.rounthwaite-woodhead.com

Description

A charming two-bedroom stone cottage nestled in the peaceful hamlet of Low Laithe, in the heart of Nidderdale.

Enjoying open views over adjoining fields, this beautifully presented home combines country charm with modern living. The cosy sitting room features a wood-burning stove set in a lovely stone fireplace, this flows through to a well equipped dining kitchen with a range of integrated appliances and solid oak worktops.

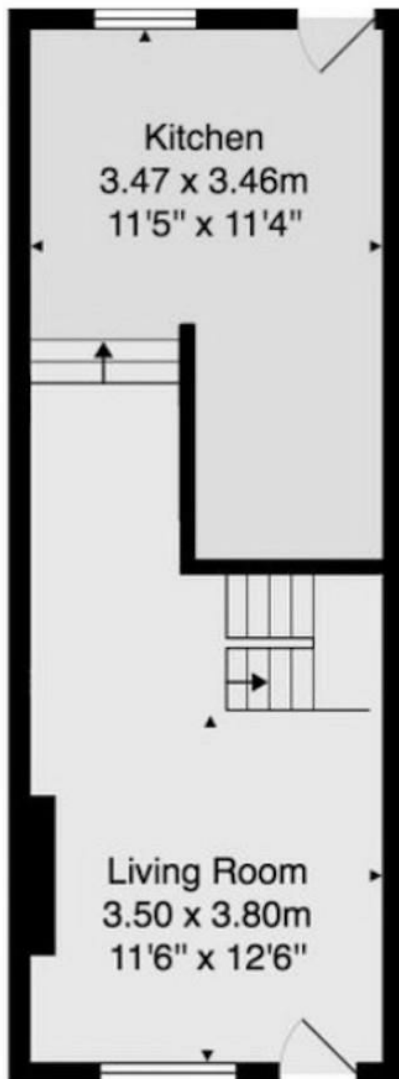
Upstairs are two generous bedrooms, both with lovely countryside views, alongside a modern family bathroom suite. There is the added benefit of a large, fully boarded loft providing excellent storage and potential for conversion (subject to consent).

Outside, the enclosed low maintenance terrace with good space for sitting out overlooks the open countryside. Parking is on street to the front of the property.

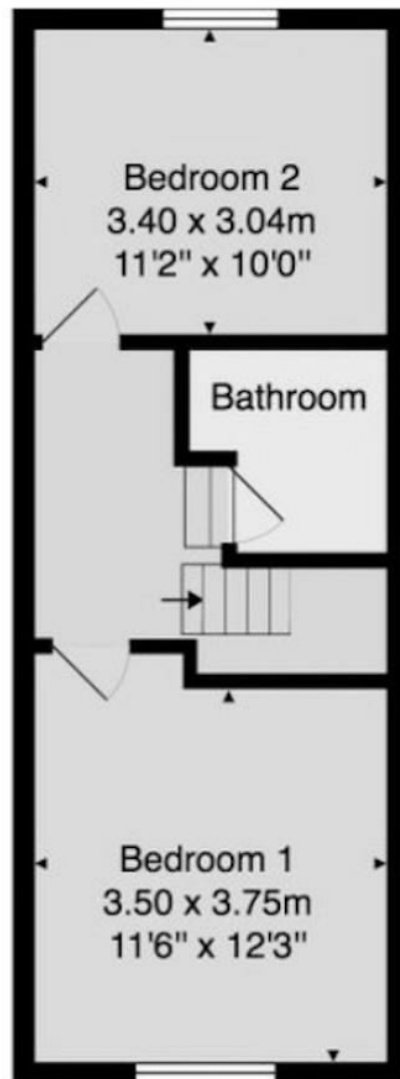
General Information



Accommodation



Ground Floor



First Floor

Total area: approx. 72.1 sq. metres (776 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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