



Inglebys

Estate Agents



16 High Street

Moorsholm, TS12 3JH

£249,000



A truly delightful 2 bedroom sandstone cottage in the popular village of Moorsholm. Close to the North York Moors border, with an enclosed front garden, this cottage has been presented to the highest of standards .



Located in the village of Moorsholm, this delightful sandstone cottage offers a perfect blend of character and modern comfort. With its prime location on the High Street, residents will enjoy the tranquillity of village life while being just a short drive from the stunning North York Moors and coastline.

The property features a welcoming reception room that boasts a cosy log burning stove, creating an inviting atmosphere for relaxation and entertaining. The spacious kitchen diner is ideal for family meals and gatherings, providing a warm and functional space for culinary pursuits.

This cottage comprises two well-proportioned bedrooms, perfect for a small family or those seeking a peaceful retreat. The bathroom is conveniently located, ensuring ease of access for all residents.

Outside, the enclosed garden offers a private sanctuary, ideal for enjoying the fresh air. Additionally, the property includes parking for one vehicle, providing convenience for those with a car.

The inclusion of an air source heat pump highlights the property's commitment to energy efficiency, making it an environmentally friendly choice for modern living.

In summary, this charming sandstone cottage in Moorsholm presents an excellent opportunity for those seeking a comfortable and characterful home in a picturesque setting. With its blend of traditional features and modern amenities, it is sure to appeal to a variety of buyers.

Tenure: Freehold
Council Tax: Redcar and Cleveland, band B
Air Source Heat Pump: We are told that this was paid for by the vendor under a government scheme, and they owe approximately £4251 to the owners - this is paid back in quarterly increments of approximately £386.49, we are told at the time of writing (Feb 2025) that there 11 further installments . We would advise that you ask your legal advisors to confirm the details.

Entrance Porch
Composite door, wooden door leading to living room

Living Room 14'3" x 10'11" (4.36m x 3.34m)
uPVC double glazed sash window to the front aspect, log burning stove inset into chimney breast with feature wooden mantle, beamed ceiling, wooden floor, radiator.

Kitchen Diner 12'4" x 10'7" (3.76m x 3.25m)
Modern fitted kitchen with gloss wall, base and drawer units, granite effect laminate worktops, ceramic sink with mixer tap, integrated fridge, and slimline dishwasher. Electric oven, and hob, large understairs storage cupboard. 2 uPVC double glazed sash windows radiator, uPVC door to the rear. Stairs to the first floor

First Floor Landing
Cupboard housing air source heat pump, loft hatch to insulated loft space

Bedroom One 14'1" x 11'0" (max) (4.3m x 3.37m (max))
uPVC sash window to the front aspect, radiator.

Bedroom Two 12'7" x 7'9" (3.84m x 2.37m)
uPVC sash window to the rear aspect, radiator

Bathroom 6'3" x 5'7" (1.91m x 1.71m)
Part tiled with white suite, panel bath with electric shower over, glazed screen, low level w.c, wash hand basin, uPVC window to the rear aspect, radiator

Externally
Enclosed front garden laid mainly to lawn with established borders and pond
Stone outbuilding to the side with parking for one car behind
Rear hard standing with water.

Disclaimer
Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

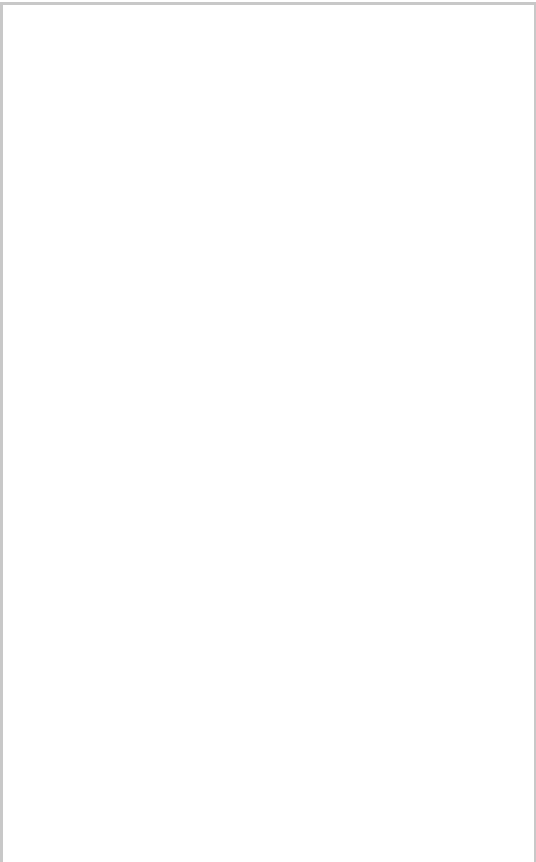
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

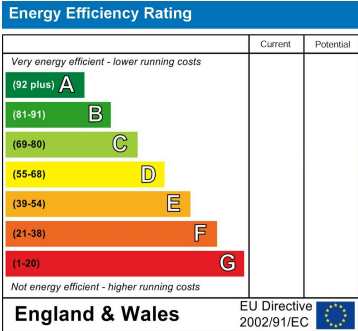
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.