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10 Whalley Old Road, York Village, Ribble Valley BB6 8DU
Offers Over £375,000



Set in an extremely large plot, this immaculately presented and lovingly renovated cottage offers a rare opportunity to acquire a home in this coveted location within York Village. Internal viewing is essential to fully appreciate the charm and character of this delightful property. Nestled within the enchanting landscapes of the Ribble Valley, this charming residence offers an idyllic retreat with breathtaking views.

Externally, the property boasts large gardens to the rear with off-road parking for multiple cars, a detached double garage with solar panels, multiple patio areas, lawned gardens, timber summerhouse and fantastic views with beautiful countryside walks close at hand. The property is within easy reach of local amenities, including a primary school and train station.

The inviting entrance porch sets the tone for the home's warm ambiance. Step into the dining room, where a feature multi-fuel, cast iron stove creates a cosy and striking centrepiece. Illuminated by a sash window to the front, this space exudes charm with its beamed ceiling and door to the staircase - complete with storage beneath - which leads to the first floor. The adjoining kitchen is a country style culinary haven, boasting shaker style fitted kitchen, granite countertops and integrated appliances. An external door leads to the rear gardens.

Also on the ground floor, the living room has a true cottage feel with large central cast iron open fireplace with original tiling, beamed ceilings, alcove book shelving and French doors leading to a rear patio area.

To the first floor, there is a small landing area with doors into the three bedrooms and family bathroom. Bedrooms one and two are comfortable doubles, both with decorative wall lights and bedroom one having an array of fitted wardrobes. Bedroom three is a single room which would make an ideal home office and the family bathroom has been elegantly finished with panelled bath with overhead shower and tiled surrounds, bidet, pedestal wash basin and single flush WC.

Outside, the property boasts both front and rear gardens with private driveway parking to the rear. The walled front garden is accessed by stone steps. From there a pathway leads through a mature rockery and shrubs to the front door. The rear garden is spectacular for a cottage of this size with multiple seating areas, raised flower beds, timber summer house, lawned gardens with greenhouse and a detached double garage with roof mounted solar panels which help to reduce the property's electricity consumption.

The cottage is surrounded by magnificent countryside, with breathtaking walks just a stones throw away - further reasons to book an early viewing of this wonderful property.

For further inquiries or to schedule a viewing, please contact our dedicated team at our Whalley office.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

TBC.

Council Tax

Band E.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders / prospective purchasers prior to any bid being accepted. Any intended bidders / prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than three months or a current Council Tax bill) at our office before the sale or to the auctioneer prior to commencement of sale.

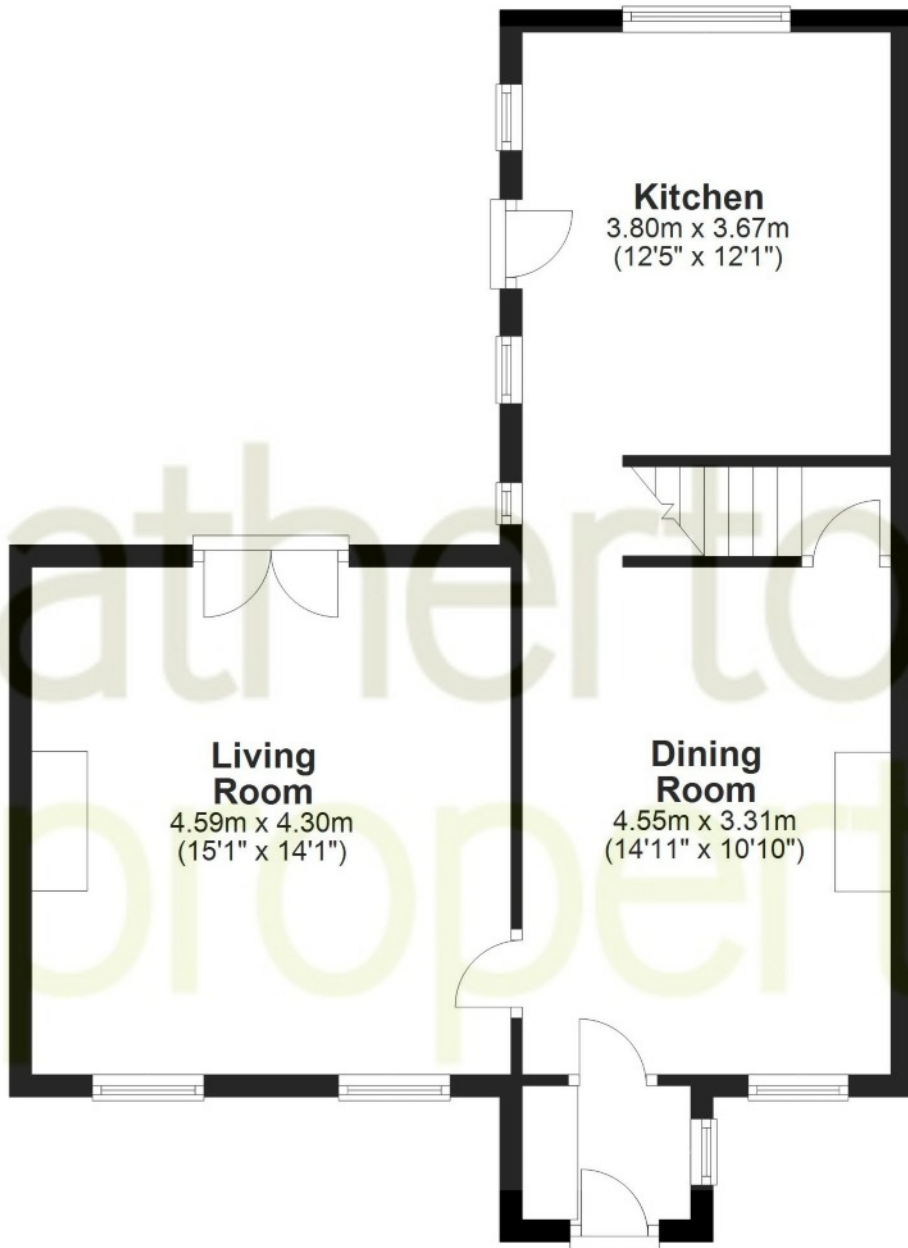
The successful bidder / prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .





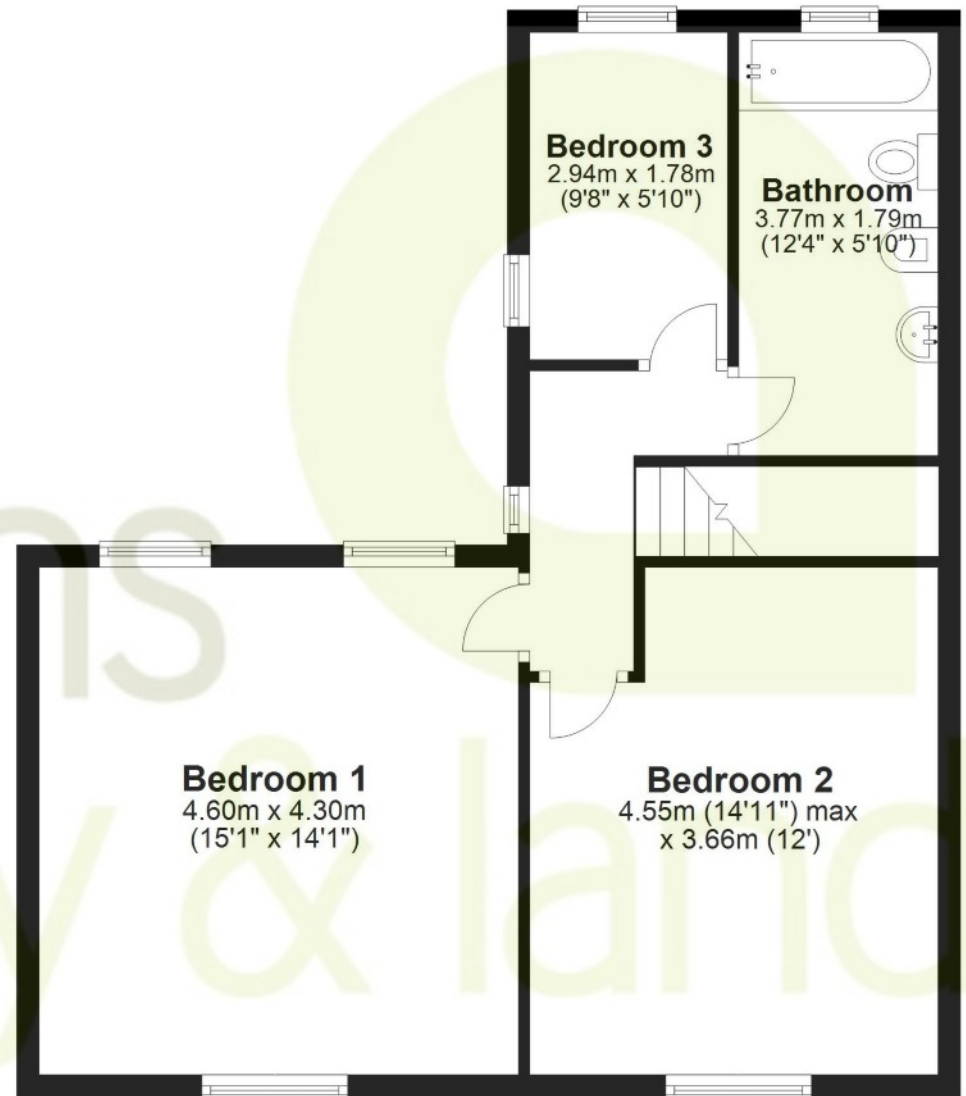
Ground Floor

Approx. 51.2 sq. metres (550.7 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.6 sq. feet)



Total area: approx. 102.9 sq. metres (1107.2 sq. feet)





