



2 Vine Cottages Pump Alley Bolton Percy

York, YO23 7AE

Guide Price £375,000

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A SIMPLY SUPERB COTTAGE WITH GENEROUS SIZE ROOMS, LOCATED ON THIS QUIET STREET IN THIS HISTORIC COUNTRYSIDE VILLAGE YET STILL CONVENIENT FOR THE CITIES OF YORK AND LEEDS. For a semi rural village, Bolton Percy is a thriving community with local sports teams, village tea room, walking/cycle routes and being less than 3 miles to Ulleskelf and Church Fenton train stations. Beautifully updated and decorated throughout to an exceptionally high standard with plenty of modern additions including full fibre broadband (900Mb), double glazing and Hive heating system. The bright and airy living accommodation comprises entrance porch, entrance hallway with Karndean parquet flooring, spacious lounge with bay window, 20' open plan kitchen/dining room, first floor landing, three double bedrooms (master bedroom with Hammonds fitted wardrobes) and a modern bathroom suite. To the outside is a lawned front garden and a side alleyway with access to the rear landscaped garden with views over a nearby beck. There is also a separate single garage with gravelled parking in front as well as additional on street parking towards the village green. An internal viewing of this stunning home is strongly recommended.

Entrance Porch

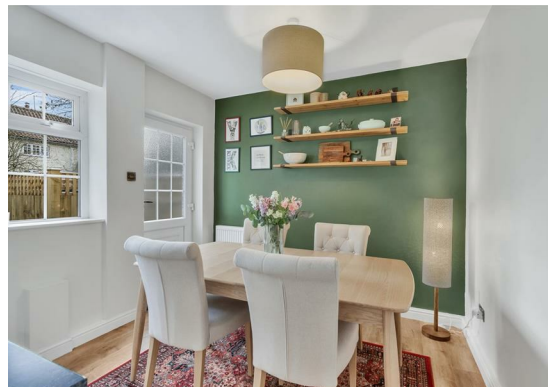
uPVC entrance door and double glazed window to front, wall mounted electric heater, wood panelling. Tiled flooring. Glazed door to;

Entrance Hallway

Column radiator, power points, carpeted stairs to first floor, under stairs storage cupboard. Karndean parquet flooring. Doors to;

Lounge

uPVC double glazed bay window to front, ceiling coving, double panelled radiator, TV point, power points. Laminate flooring.





Kitchen/Dining Room

Two uPVC double glazed windows to rear, door on to garden, two double panelled radiators, fitted wall and base units incorporating counter top, inset 1 and a 1/2 stainless steel sink and drainer with mixer tap, built in fridge freezer, integrated washing machine, eye level double oven, two double radiators, power points, recessed spotlights. LVT flooring.

First Floor Landing

Double panelled radiator, wood panelling, access to loft space, power points. Carpet. Doors to;

Bedroom 1

uPVC double glazed window to front, built in Shaker Hammonds wardrobes, double panelled radiator, power points. Carpet.

Bedroom 2

uPVC double glazed window to rear, double panelled radiator, power points. Carpet.

Bedroom 3

uPVC double glazed window to front, built in storage cupboard, double panelled radiator, power points. Carpet.

Bathroom

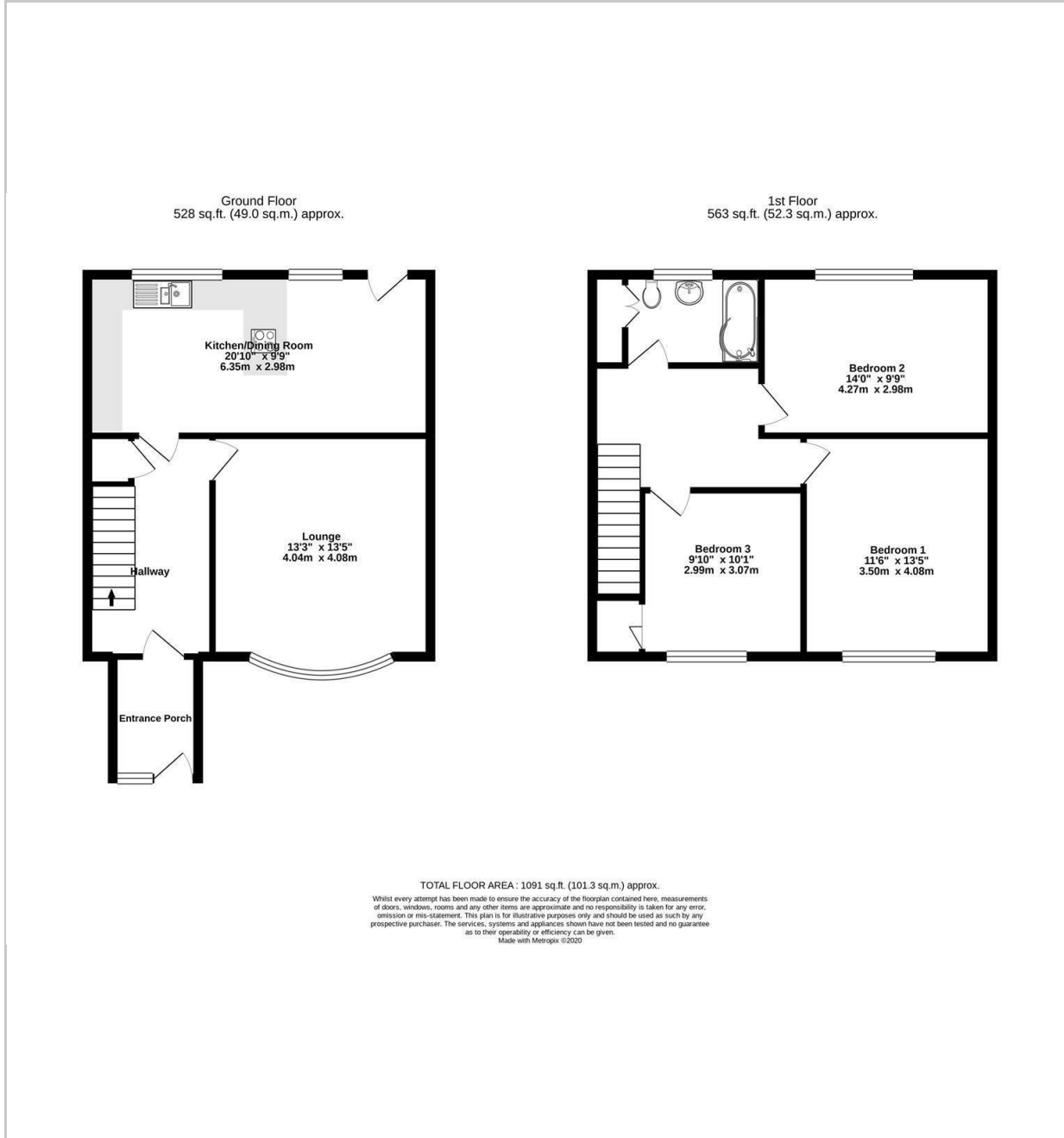
Opaque uPVC double glazed window to rear, P-shaped panelled bath with shower over, pedestal wash hand basin, low level WC, towel radiator, extractor fan, storage cupboard. Vinyl flooring.

Outside

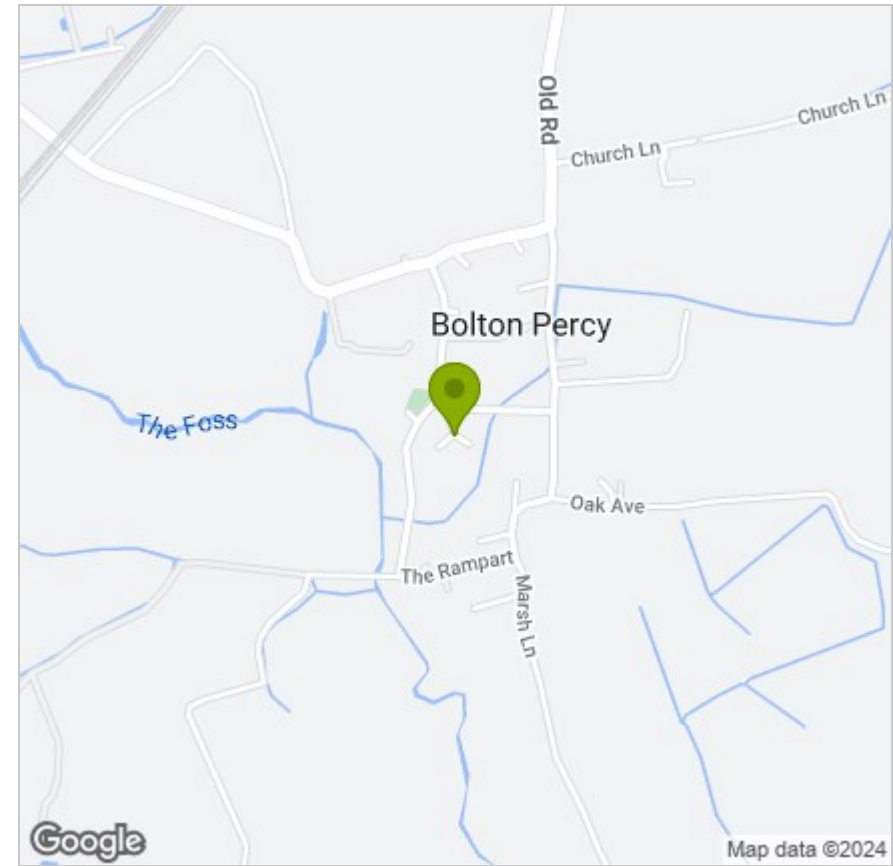
Front lawn with flower borders and iron railing, side access leading to the rear garden with patio areas and backing on to a beck.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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