

# Mark Stephenson's

ESTATE & LETTING AGENTS



## Littlehome Main Street, Bilbrough, York, YO23 3PH

£455,000

- Brick & pantile period detached cottage
- Characterful sitting room with stove
- Mains gas fired central heating
- Permission to extend in 2021, now expired
- Two bedrooms both having en-suite
- Garden room off the kitchen, WC
- Tastefully refitted kitchen & open plan dining
- Prime village location just off the A64
- Full of character/period features

# Littlehome Main Street, Bilbrough YO23 3PH

Bursting with charm and character this detached period cottage is sure to appeal to a variety of buyers looking for a village home within easy reach of York and the A64. Lovely main sitting room, refitted kitchen and open plan living/dining room, WC and garden room. Upstairs there are two double bedrooms both with en- suites. Lovely period features such as sash window, beams and now with stone flag floors. The outside space is fully enclosed with a low maintenance front and rear gardens and gravel driveway allowing off road parking. PLANNING PERMISSION GRANTED 21/05/2021 FOR 2 STOREY SIDE & SINGLE STOREY REAR EXTENSION. We believe this permission will have now expired. Ref. 2020/1409/HPA



Council Tax Band: E



### Directions & General information

Heading South West on the A64 towards Tadcaster, just after Copmanthorpe turn left at Bilbrough Top Services. Follow the road and take the immediate left sign-posted towards York (A64) and Bilbrough. Go over the bridge and at the junction turn right towards Bilbrough. Continue to follow Redhill Field Lane until you reach Bilbrough village which is signposted and within a 30mph zone. Once in Bilbrough take the first left onto Main Street. Continue on Main Street and the property is on your right-hand side, with a five bar gate, opposite the telegraph pole.

Bilbrough lies 6 miles south-west of York surrounded by rolling agricultural land. The village offers easy access to the A64 and A1, providing excellent transport links to the rest of Yorkshire and beyond. The City of York benefits from a railway station; with trains to London's King's Cross in 1 hour 50 minutes and the city also offers excellent schooling including Tadcaster Grammar, St Peters School, Bootham and The Mount to name just a few.

### Services

Mains supply of water, electricity, gas and drainage.

### Hallway

With stone flagged flooring.

### Sitting room

Front facing Yorkshire sliding sash window, solid fuel stove in traditional brick surround, exposed beams and radiator.

### Living/dining/kitchen

Fantastic open plan overall space with a smart refitted kitchen, rear facing window, beaming light from the velux windows, open with living/dining

(originally the separate dining room) with further solid fuel stove, Yorkshire sash front window, beamed ceiling, stone flagged floor, radiator.

### Garden room

Off the kitchen also with velux roof light, double doors into the rear garden.

### WC

Off the kitchen with wash basin and WC.

### First floor landing

Leading off to each of the two bedrooms.

### Bedroom 1

Double height roof with traditional wood flooring, ceiling beams, traditional fireplace, Yorkshire sash front window.

### En-suite Bathroom

Modern three piece suite including bath, basin and WC.

### Bedroom 2

Front facing Yorkshire sash window, built in wardrobes, traditional floor boards.

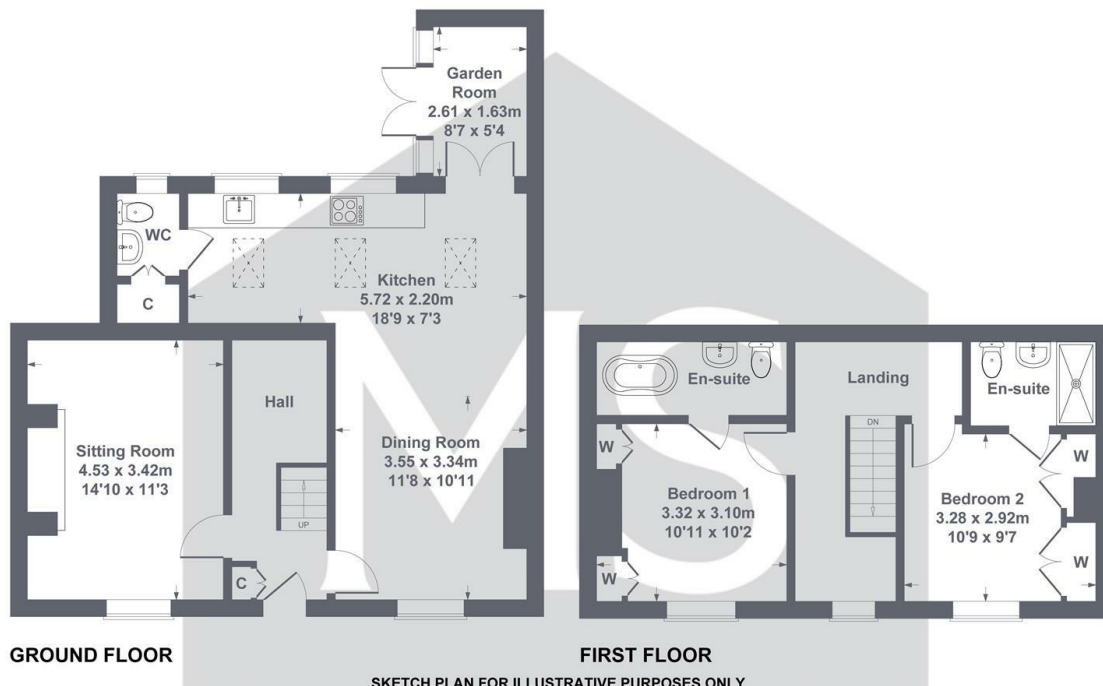
### En-suite shower room

Cubicle, WC and wash basin.

### Outside

Externally, to the front of the property a privet hedge is split by a gate leading to the garden path and up to a stylish, sage green external door. The front garden is easy maintenance, with gravel beds displaying circular stone planters complete with Topiary bushes. To the side of the property a gravel driveway allows easy off road parking and leads into the characterful, rear garden.

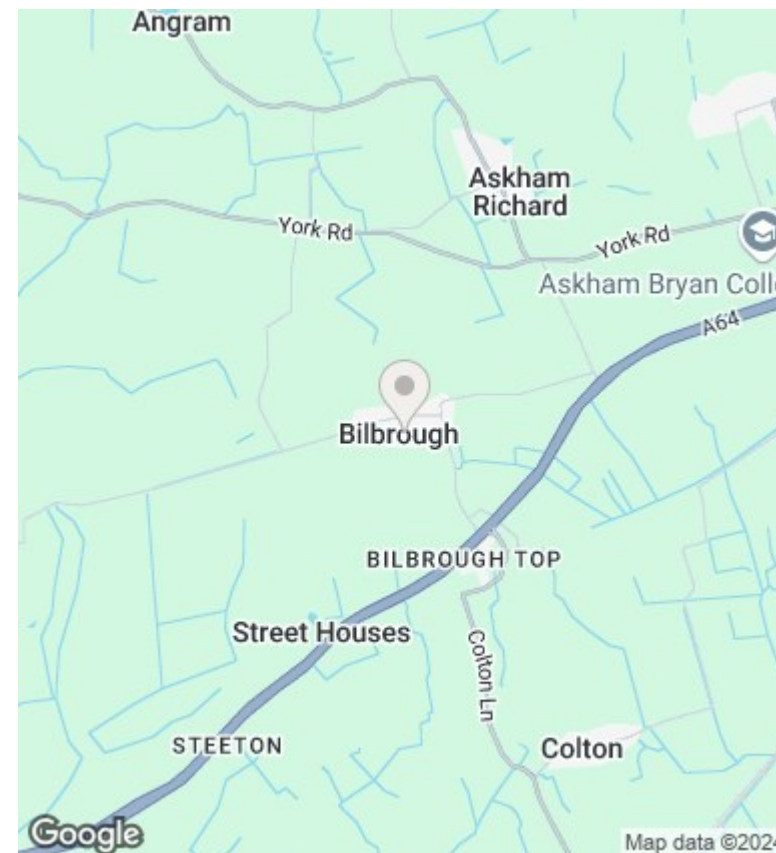
Approximate Gross Internal Area 1098 sq ft - 102 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



## Directions

## Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC