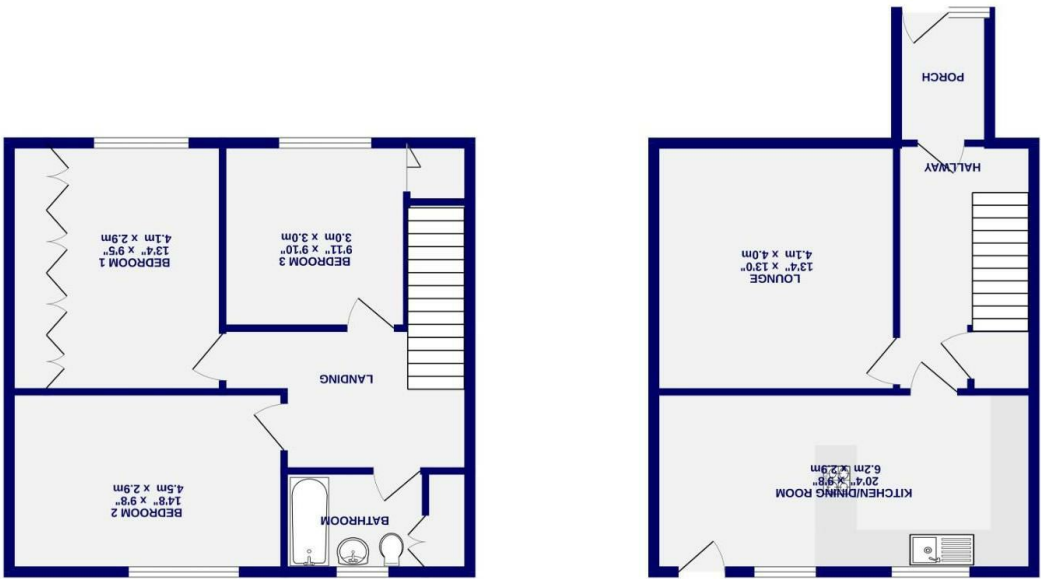




# Pump Alley Bolton Percy, York YO23 7AE

Freehold  
Council Tax Band - C

- Cottage
- Three Bedrooms
- Open Plan Kitchen Diner
- Parking & Garage
- Front & Rear Gardens
- Popular Village Setting
- Immaculately Presented Throughout
- EPC- D



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These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.



Pump Alley  
Bolton Percy, York  
YO23 7AE

£350,000



Set within the picturesque village of Bolton Percy, which is positioned to the south of York, is this beautiful cottage hidden away down a quiet cul-de-sac. Immaculately presented throughout, this home is ready to move into and benefits from allocated parking and a single garage. Conveniently placed this lovely village offers easy access to York, Leeds and further afield via the A64 and A1M and benefits from a wealth of stunning countryside walks.

The village of Bolton Percy is situated approximately 10 miles south of York and is surrounded by beautiful countryside. The village has a rich history dating back to the 11th century and is home to a number of historic buildings including St. Mary's Church, which dates back to the 12th century. The village is also home to a number of local pubs, restaurants and convenience stores.

Internally the property offers an entrance porch which leads into the parquet flooring of the entrance hall. To the right is the lovely reception room with a bay window that looks out to the front lawn. Set to the rear of the property is the stunning kitchen diner which comprises of a range of shaker style wall and base units, which houses some integrated appliances and are complimented by granite worktops.

On the first floor is a generous landing, three well proportioned bedrooms, with the master bedroom benefitting from built in storage, and a three piece family bathroom.

Surrounded by a stunning backdrop of trees, this property offers a secluded garden which comprises mainly of lawn, flower beds and patio areas. There is an additional lawned space to the front of the property which can be converted into a driveway for additional parking, a single garage which also has a parking space directly in front.

In summary, a charming home set within a lovely North Yorkshire village, early viewing is highly recommended.

Council Tax Band C

