



RM
English

Town Street, Hayton, York, YO42 1RR

• No Onward Chain • Potential to extend & modernise • Living room with a feature fireplace • Home office • Dining area • Kitchen • Two bedrooms, family bathroom & separate shower room • Brick built store • Off street parking • EPC = D

Guide Price £285,000

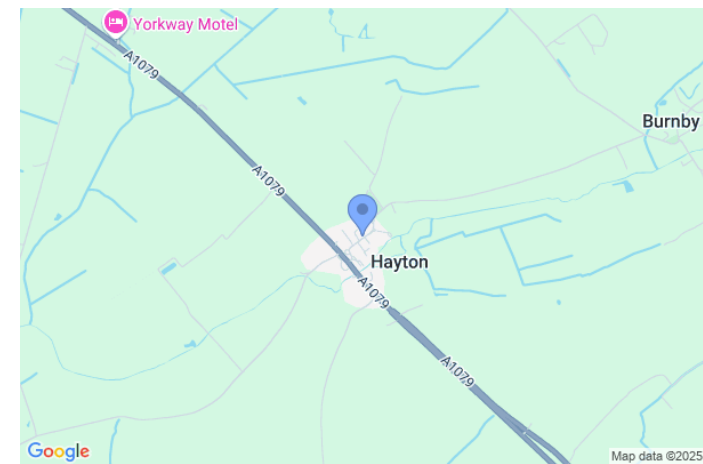
If you are looking for a change of lifestyle, like the idea of being part of a village community, want a property that has a large garden with potential to extend, then look no further as this lovely cottage could be exactly what you have been waiting for. The property is deceptively spacious but if you require further accommodation then you could easily double its size by extending to the side, subject to the appropriate planning permission being obtained. This property is offered to the market with No Onward Chain, so a viewing is highly recommended to fully appreciate everything that it has to offer.

The front door opens into a good sized entrance hall which provides the perfect place for the storage of coats and shoes. There are two doors off, one opens into the living room, the other gives access to the bathroom which comprises bath with shower attachment, pedestal hand basin and a w/c. The living room has real character as it has been fitted with an old style parquet floor which continues into the home office immediately adjacent. There is a brick built feature fireplace at the centre of the room, whilst a large window to the front allows natural light to enter.

There is a large dining room between the living room and kitchen. This space could easily accommodate a large dining table with chairs but if you wanted to create a open plan kitchen/diner then you could look to incorporate this space into the kitchen. The kitchen has been fitted with two worktops, one incorporates a four ring hob and a stainless steel sink with drainer, whilst the other can be used for food preparation. In addition, there is a single oven, a freestanding dishwasher, various storage units and a door which opens to the garden. There is a covered side entrance which provides space for further white goods and two doors that open to the garden.

Moving to the first floor you will find two double bedrooms, one of which has built in storage. A shower room with a w/c completes the internal accommodation.

Externally you will see that the garden has been mainly laid to lawn with borders of mature trees and shrubs. There is a brick built workshop to one side that has potential for conversion but if nothing else provides the perfect place for storing gardening paraphernalia. There is off street parking to the front for multiple cars.





A TWO BEDROOM COTTAGE WITH A SUBSTANTIAL PLOT & NO ONWARD CHAIN



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	78
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Town Street, Hayton, York, YO42 1RR
Reference: 1920

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services All mains services



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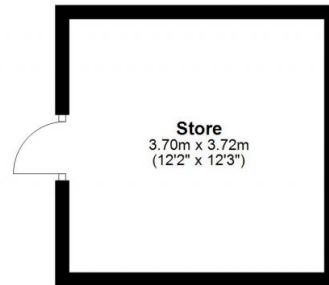
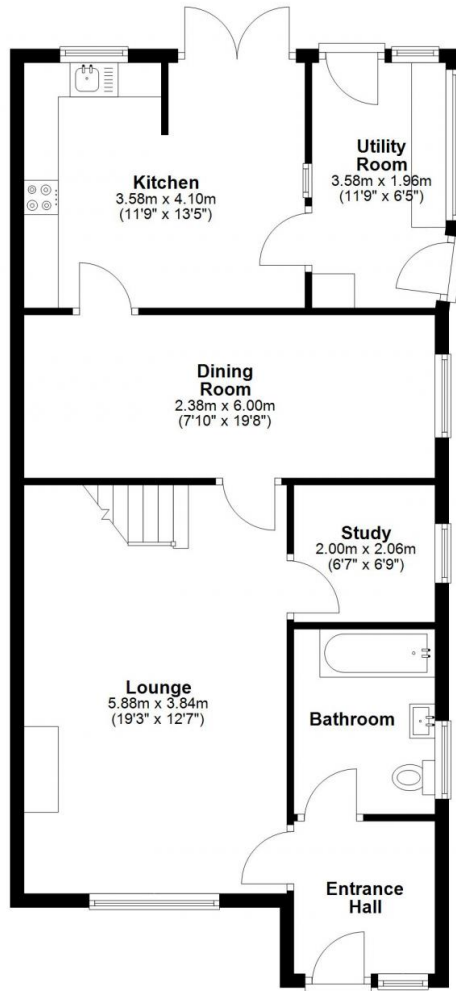


Offices in **York, Pocklington and Market Weighton**

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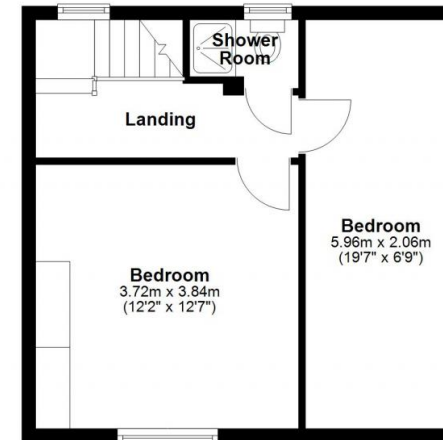
Ground Floor

Approx. 89.4 sq. metres (961.8 sq. feet)



First Floor

Approx. 35.8 sq. metres (384.9 sq. feet)



Total area: approx. 125.1 sq. metres (1346.7 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled.
Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases.
Plan made with PlanUp
Plan produced using PlanUp.

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