



4 Plane Trees, Rosedale East, YO18 8RF

£275,000

- Offered with no onward chain
- In a small row of five cottages
- Long garden & recent patio
- Generous size throughout
- Recently installed solar panels
- Ample parking at the rear
- Period stone and slate construction
- Electric night storage heating
- Delightful NYMNP location

4 Plane Trees, Rosedale East YO18 8RF

Delightfully located stone under slate cottage offering really good sized accommodation with the added benefit of a fully boarded loft with velux. Plane Trees is just out of Rosedale Abbey village offered with no onward chain surrounded by unspoilt views of the North York Moors National Park. Generous size lawned garden with recent patio area, ample off road parking, electric storage heating and recently installed solar panels to the south aspect.



Council Tax Band: C



General information/location

Rosedale Abbey is nestled deep in the heart of the North York Moors National Park, truly one of the most picturesque areas of Ryedale surrounded by rolling hills and stunning scenery. Situated some 11 miles north of the A170 Thirsk to Scarborough road Rosedale Abbey has a small primary school, glass studio, village stores and a couple of pubs. The nearby market towns of Pickering and Kirkbymoorside offer a good choice of shops, schools and other local amenities.

Heading approximately 1.5 miles out of the Rosedale Abbey village, Plane Trees is the first row of former miners cottages, thought to date back to the 19th century. Built of traditional stone under a slate roof this pretty cottage (no.4) has been considerably improved over recent years.

Services

Mains water and electricity are connected. Connection to mains drains. Mains gas is not in the locality.

Heating is via electric night storage heaters and the solid fuel stove.

Rear porch/utility

A useful addition allowing space for boots, coats etc. Inner door into the dining kitchen

Dining kitchen

A particularly generous size and well fitted with base and wall level units. Rear facing aspect. Storage heater, under stair cupboard, integrated appliances including fridge, freezer, dishwasher and washing machine.

Lounge

At the front side of the cottage with large bay window looking up the long front garden. Solid fuel stove and electric night storage heater.

First floor landing

Allowing generous space with large loft hatch and Aluminium fold down ladder to the loft space.

Bedroom 1

Front facing window, attractive period fireplace, night storage heater, large over stairs wardrobe/storage cupboard.

Bedroom 2

Rear facing window, full length range of built in wardrobes, night storage heater.

Bathroom

Well appointed with a modern white three piece suite plus separate shower cubicle. Rear window and recently installed shutters, dimplex fan heater, extractor fan, heated towel rail.

Boarded loft space

Fully boarded out with light and rear facing velux style window.

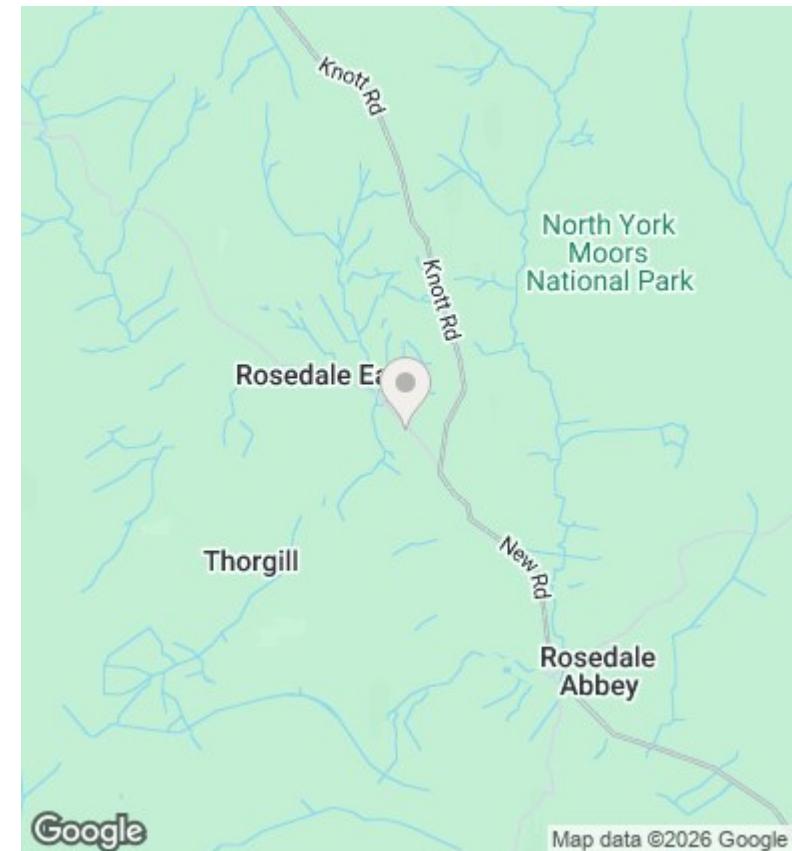
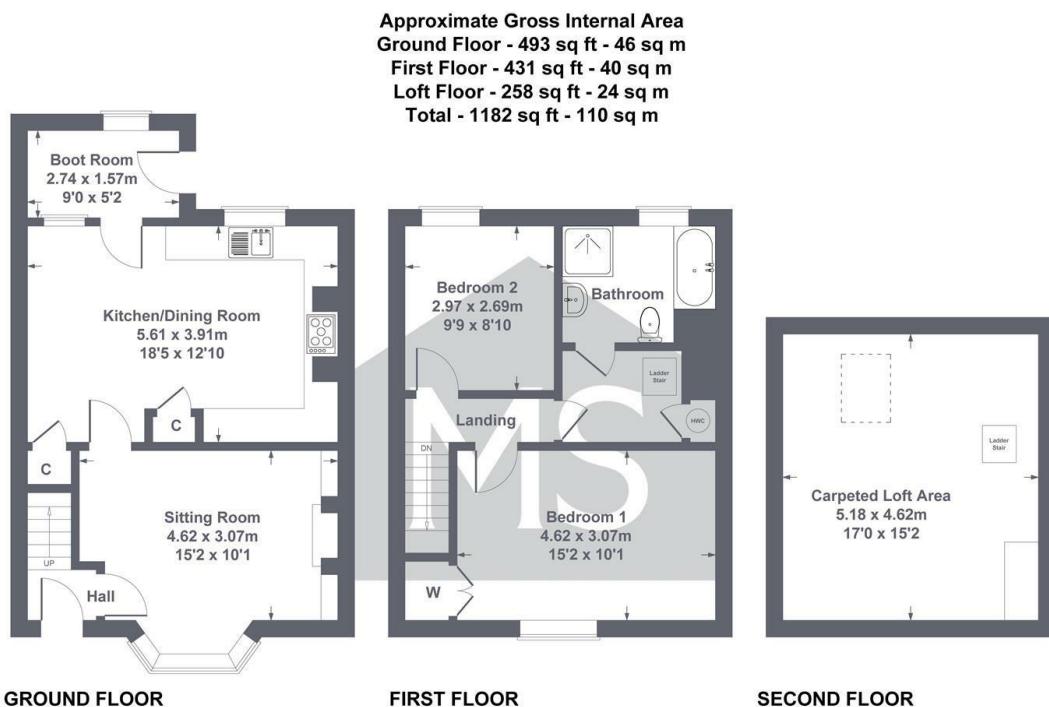
Outside space

Vehicle access is given from the rear off the road offering parking for several vehicles along with two useful stone outhouses and space for bins. The front garden is a good size and is largely down to lawn with shrub borders. The south end of the garden has a slightly elevated and recently laid patio taking full advantage of the unspoilt surrounding

countryside.







Directions

Continue through Rosedale Abbey heading north, passing Bell End Farm on the Right hand side. Stay on this road until the road forks taking the left fork sign posted Hill Cottages and Dale Head. Plane Soon after Plane Trees is the first terrace on the left.

Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88
(81-91)	B	
(69-80)	C	
(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