

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

Half Moon Cottage Main Street Helperby

York, YO61 2PS

£230,000

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A CHARMING TWO BEDROOM PERIOD COTTAGE ENJOYING A DELIGHTFUL POSITION WITHIN THE HEART OF THIS HIGHLY REGARDED VILLAGE. OFFERING CHARACTERFUL AND WELL PROPORTIONED ACCOMMODATION THROUGHOUT, THE PROPERTY RETAINS A WEALTH OF PERIOD FEATURES INCLUDING AN OPEN FIREPLACE, EXPOSED TIMBERS AND PRIVATE COTTAGE STYLE GARDEN AND IS SURE TO APPEAL TO A VARIETY OF PURCHASERS SEEKING VILLAGE LIFE WITH CHARACTER AND CHARM

Mileages: Mileages: York - 18 miles, Easingwold - 7 miles, Thirsk - 12 miles, Boroughbridge - 6 miles, Harrogate 18 miles (Distances Approximate)

Outbuilt Reception Porch, Sitting/Dining Room, Kitchen Breakfast Room

First Floor Landing, Two Bedrooms, House Bathroom

Front Cobbled Parking Area, Enclosed Cottage Style Rear Garden

A part glazed timber entrance door opens into a useful RECEPTION PORCH with uPVC double glazed window to the front elevation.

A panelled internal door leads through into the SITTING DINING ROOM, a characterful reception room enjoying pleasant views across the cobbled forecourt and neighbouring period properties beyond. Exposed decorative ceiling timbers add further charm, whilst a substantial stone fireplace with open working fire forms an attractive central focal point. There is useful under the stairs storage within a recessed alcove and a straight staircase rises to the first floor.

To the rear, a part-glazed and stained timber door leads through to the full width KITCHEN BREAKFAST ROOM, fitted with a range of wall and base units complemented by granite-effect work surfaces and tiled midrange. Incorporated within the kitchen is an electric hob with extractor canopy above and oven below, plumbing for a dishwasher and washing machine and space for a freestanding fridge freezer. A matching breakfast bar to the side provides an informal dining area, whilst a stable-style uPVC door gives direct access to the rear patio and gardens beyond.

From the sitting room, stairs rise with exposed timber handrail and balustrade to the FIRST FLOOR LANDING with loft access hatch and doors leading off to:

BEDROOM ONE, a double bedroom positioned to the front of the property and benefiting from a deep fitted wardrobe with hanging rail and shelving. A uPVC double glazed window enjoys views over the pretty village street.



















BEDROOM TWO overlooks the rear garden and also benefits from a fitted wardrobe together with an airing cupboard housing the hot water cylinder.

HOUSE BATHROOM is fitted with a white suite comprising a panelled bath with mains plumbed shower over, vanity wash hand basin with chrome mixer tap and cupboard storage beneath, and a low suite WC with concealed cistern. Tiling extends to full height around the bath and shower area with dado-height tiling elsewhere. A frosted uPVC window provides natural light and ventilation.

Outside, the property enjoys unallocated cobbled parking to the front.

To the rear is an attractive COTTAGE STYLE GARDEN, comprising a flagged patio seating area leading onto a mainly lawned garden enclosed by timber fencing. Steps rise to the rear boundary where a useful pedestrian gate provides secondary access across a neighbouring property. The garden offers an ideal space for outdoor dining, entertaining and day-to-day enjoyment.

LOCATION - The historic conservation village of Helperby is well located and readily accessible to York, Boroughbridge, and Easingwold. The village offers a general store, public house, mobile post office van, doctors' surgery, church, sports field, village hall and primary schooling. It is readily accessible to Thirsk and Teesside via the A19, and for travel further afield via the A1(M).

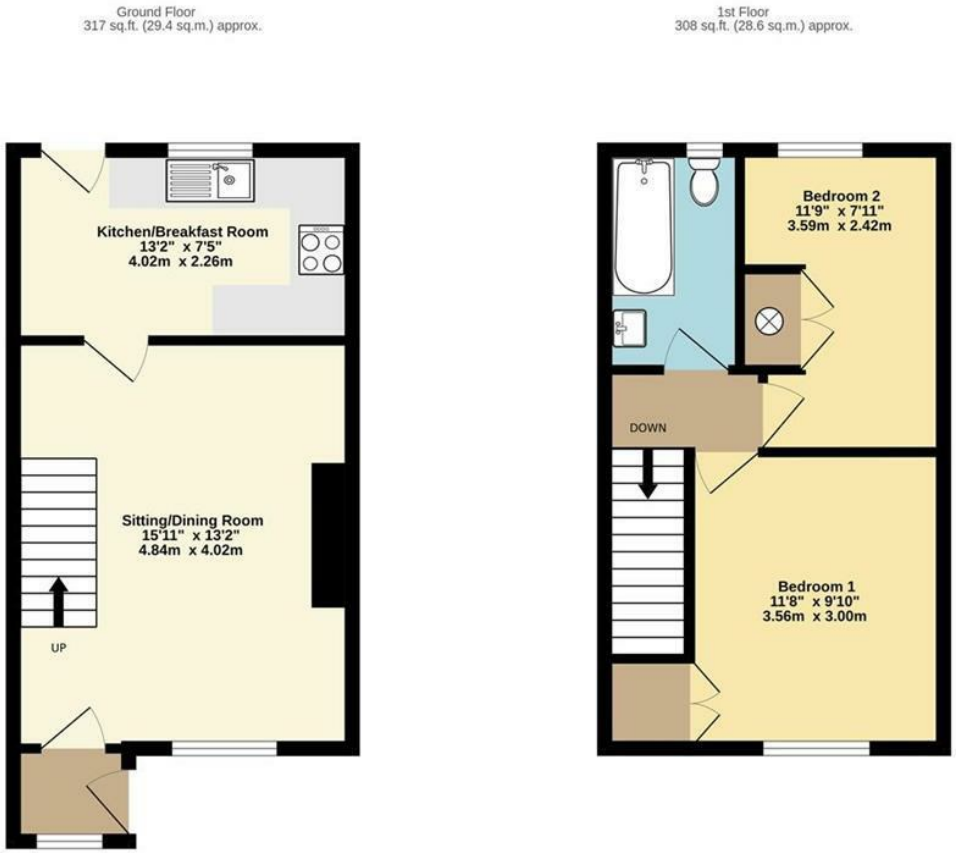
POSTCODE - YO61 2PS
TENURE - FREEHOLD
COUNCIL TAX BAND – C
SERVICES - Main's water, Drainage, Electric Background Heating.

DIRECTIONS - From Easingwold, proceed out along the Raskelf Road to Raskelf, and continue towards Helperby and Brafferton. On entering the village, follow the road around to the left onto Main Street, go past and the well some 200 yards where upon Half mood Cottage is on the right-hand side.

VIEWINGS - Strictly by prior appointment through the selling agents, Churchills Tel: 01347 822800 Email: easingwold@churchillsyork.com

AGENTS NOTE - To purchase a property in the United Kingdom, all agents have a legal requirement to conduct identity checks on all customers involved in the sales transaction in order to fulfil their obligations under Anti-Money Laundering Regulations. A charge to carry out these checks will apply. Please ask our office for further details.

FLOOR PLAN



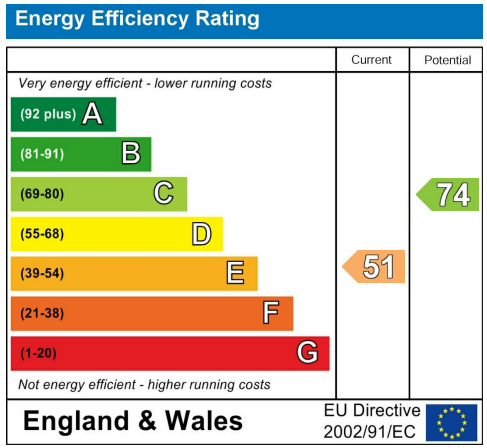
TOTAL FLOOR AREA : 624 sq.ft. (58.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



EPC



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