



Newton On Ouse, York Guide Price £280,000

A beautifully presented 2 bedroom semi-detached cottage in a picturesque village just over 6 miles north of York featuring a sitting room with wood burning stove, stylish dining kitchen, fab home office and a period style bathroom, complemented by a delightful south facing rear garden.

*** NO ONWARD CHAIN ***

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Inside

Comprehensively refurbished in 2022 and 2023, this beautiful cottage features a charming sitting room with invaluable built-in storage, wood burning stove and a sliding barn style door through to a stylish dining kitchen with painted ceiling beams and staircase to the first floor and a newly fitted kitchen with minerva worktops, complemented by an inset sink unit, storage cupboards and integrated appliances to include a fridge, touch control hob and a fan assisted oven and grill.



Leading off the kitchen is a useful rear lobby/utility room with integrated dishwasher and washer/dryer, door out to the rear garden and access into a home/office, currently used as a single 3rd bedroom.

The first floor landing leads off into 2 double bedrooms (both with built-in storage) and a fabulous period style bathroom with a shower above the claw leg bathtub.

Other internal features of note include gas fired central heating and double glazing.



Outside

Parking for the cottage is "on street" and the delightful part walled rear garden is south facing and has been landscaped to provide a decked seating area, lawn, kitchen garden and lavender border, complemented by 2 useful garden storage sheds, the largest of which being 6'8" x 5'6".

We have also been advised that Box Tree Cottage comes with the benefit of a gated pedestrian right access into the rear garden off Shop Hill through a passage and across the rear garden of the adjoining cottage called Myam.

Tenure

Freehold

Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 76* Mbps download speed

*Download speeds vary by broadband providers so please check with them before purchasing.

EPC Rating

D - 61

Council Tax

C - North Yorkshire Council

Current Planning Permissions

No current valid planning permissions

Imagery Disclaimer

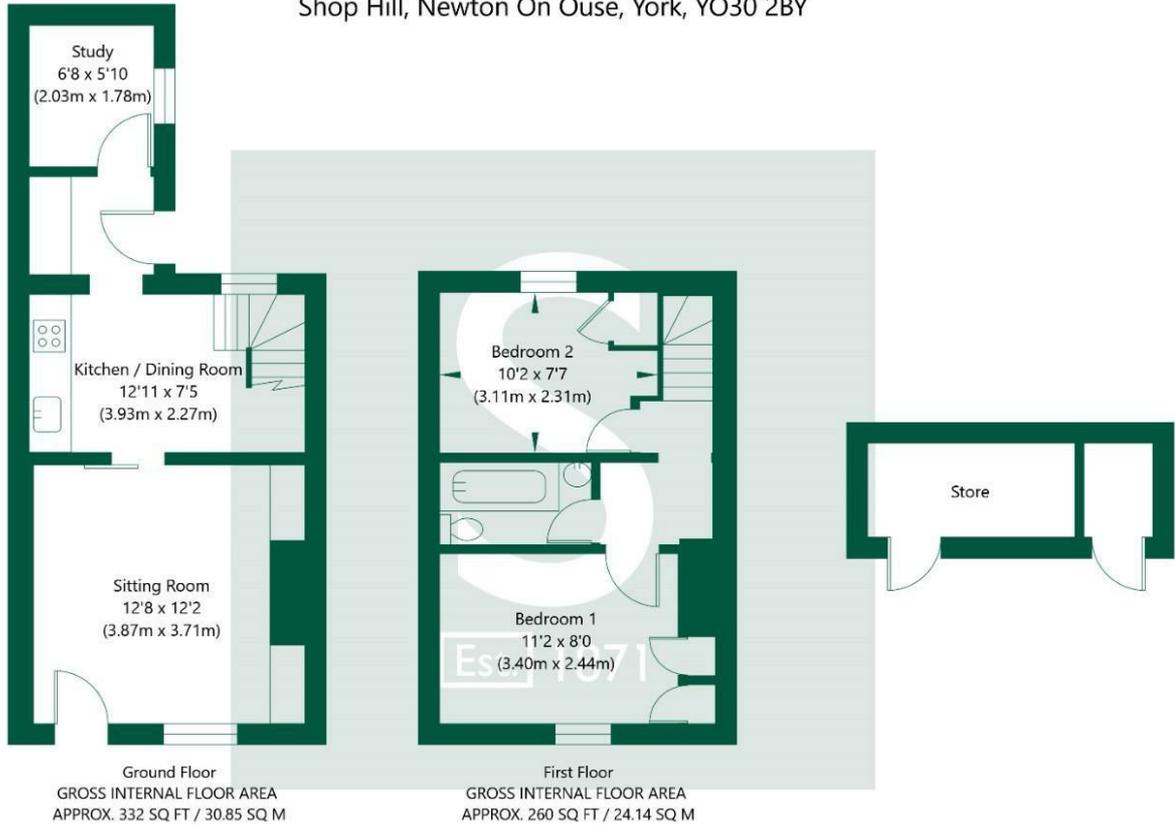
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Viewings

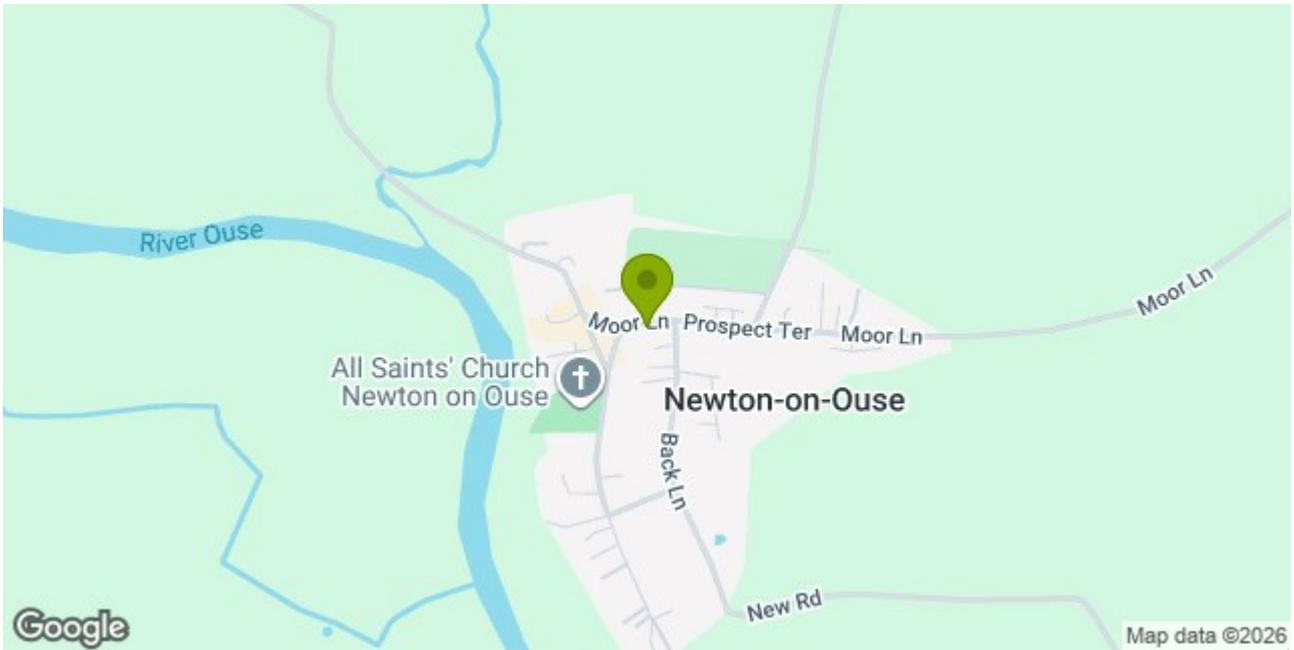
Strictly via the selling agent - Stephenson's Estate Agents, Easingwold



Shop Hill, Newton On Ouse, York, YO30 2BY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 592 SQ FT / 54.99 SQ M - (Excluding Outbuilding)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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