

Church View, Newton On Ouse, York

£300,000

Stephensons
estate agents & chartered surveyors

Church View, York YO30 2BP

Est. 1871

£300,000

A charming 2 bedroom Victorian property brimming with potential in a picturesque village just 6 miles from York. Offering an opportunity to update and add your own style, the property features a sitting room, 20'8" (6.30m) long dining kitchen, first floor bathroom, en-suite dressing room and a versatile outbuilding complemented by parking and lawned gardens to front and rear.

Enjoying an enviable elevated position overlooking the village green on a delightful tree lined avenue leading to the gates of the National Trust's magnificent Beningbrough Hall, this attractive period home is offered free of any onward chain and offers a buyer a chance to renovate and re-imagine a surprisingly spacious interior and create a truly special home in a wonderful setting.

A practical entrance porch, featuring an attractive Art Deco internal door, opens into a welcoming hallway with staircase leading to the first floor.

The generous sitting room enjoys delightful views across the village green through a deep silled bow window while an open fireplace creates an appealing focal point. A useful built-in cupboard provides convenient storage for coats, boots and shoes.

The impressive 20'8" (6.30m) long dining kitchen offers plenty of scope to create a stylish, contemporary living space. Currently fitted with painted base and wall cupboards, the kitchen includes an integrated eye-level double oven and grill together with a gas hob beneath a striking copper canopy. There is also space for freestanding appliances and a door leading directly into an adjoining outbuilding.

Measuring approximately 20'6" (6.25m) in length, this former utility room now requires repair and is of single skin construction. However, it presents exciting potential for redevelopment, with the possibility of creating at least a further 174 sq ft of living accommodation through rebuilding and







Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1600 Mbps* download speed
EPC Rating: D - 68
Council Tax: C - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

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











extending, subject to obtaining the necessary consents.

On the first floor, the principal bedroom enjoys attractive views across the village green and churchyard opposite while an adjoining dressing room offers the flexibility to potentially be reconfigured to provide a nursery, home office or en-suite shower room, subject to the necessary works.

A further double bedroom with views to the rear and a bathroom complete the accommodation with the bathroom being currently fitted with a 1970's blue suite allowing a buyer an opportunity to update and introduce their own preferred style and finish.

Additional features include gas fired central heating and double glazing.

Outside, the front garden is predominantly laid to lawn with "on-street" parking available on Cherry Tree Avenue.

The rear garden offers a block paved seating area, outside WC and a lawn leading up to gated access into a former parking area, which is currently subject to a planning application for redevelopment. The proposals include a vehicular right of way from Back Lane in favour of 1 Church Views and a single parking space on the property's rear boundary.

The property also benefits from a pedestrian right of way across the rear of the neighbouring property (No.2) providing access for wheelie bins.

AGENTS NOTE
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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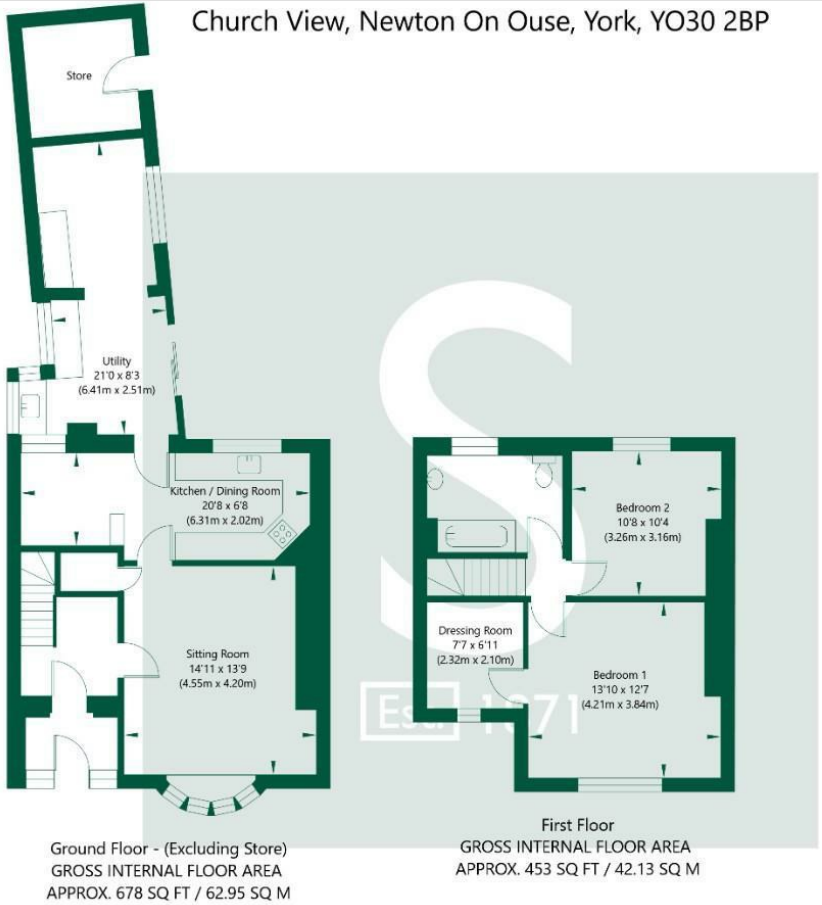

Ground Floor - (Excluding Store)
GROSS INTERNAL FLOOR AREA
APPROX. 678 SQ FT / 62.95 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 453 SQ FT / 42.13 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1131 SQ FT / 105.08 SQ M - (Excluding Store & Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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