Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

Rosedale Cottage Main Street Skipwith

Selby, YO8 5SQ

Guide Price £375,000

4 2 2 E

A DOUBLE FRONTED 4 BEDROOM SEMI-DETACHED PERIOD COTTAGE WITH GARAGE AND GARDENS SET IN THE CENTRE OF THIS POPULAR VILLAGE WITH EASY ACCESS IN TO YORK.

The property provides deceptively spacious living accommodation comprising:- entrance hall. large through living room with doors to conservatory, separate sitting room, dining kitchen, landing, 4 good sized bedrooms and bathroom/w.c.

Front garden with driveway. Large detached garage. Good sized rear garden (larger than photos appear). Fabulous potential to be a stunning period home.

Hallway
Entrance door. Doors to

Living Room
23'11" x 12'2" (7.31m x 3.73m)
Large reception room with window to front and French doors to

Conservatory
9'6" x 7'4" (2.92m x 2.26m)
Windows to 2 aspects and doors to garden

Sitting Room
13'11" x 12'3" (4.25m x 3.74m)
Window to front, painted ceiling beam, feature natural brick fireplace housing open hearth. Door to

Kitchen/Diner
17'4" x 11'8" (5.30m x 3.58m)
Traditional style units with belfast sink unit, base and wall units, work surfaces, window to rear. Door to rear garden. Door to

Shower Room
11'8" x 3'6" (3.56m x 1.07m)
Walk in shower, lo level w.c.

Landing
Doors to;

Bedroom 1
13'11" x 12'2" (4.25m x 3.73m)
Window to front

Bedroom 2
12'2" x 12'2" (3.73m x 3.73m)
Window to front, cupboard with access to the loft

Bedroom 3
11'8" x 10'8" (3.58m x 3.27m)
Window to rear

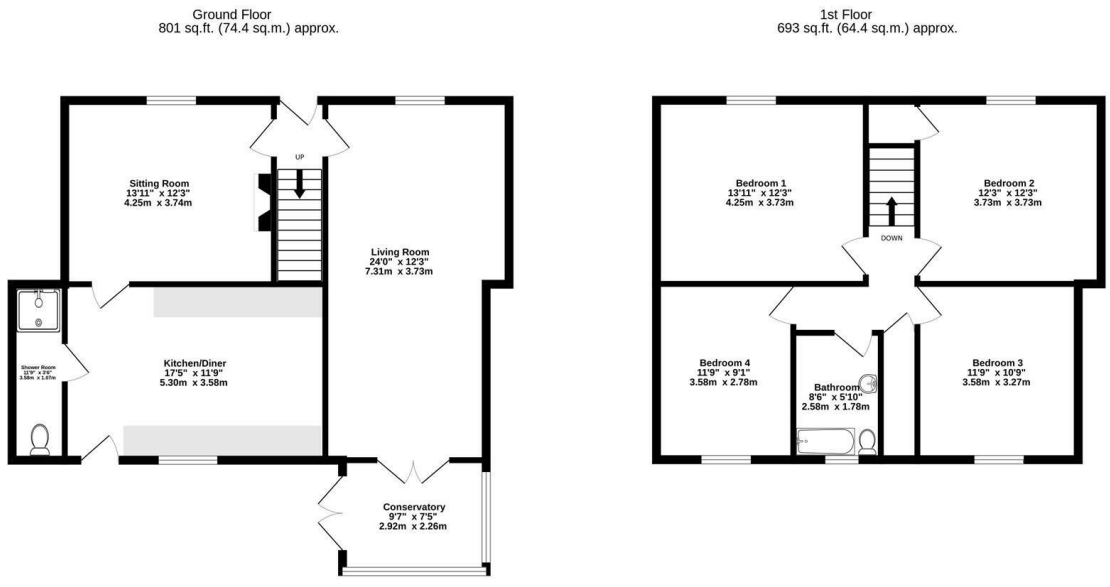
Bedroom 4
11'8" x 9'1" (3.58m x 2.78m)
Window to rear

Bathroom
8'5" x 5'10" (2.58m x 1.78m)
Three piece white suite with panelled bath, vanity unit housing wash hand basin, low level w.c. laundry cupboard, Window to rear

Outside
Front garden with boundary hedge and driveway leading to a long brick garage (garage roof requires replacing). The rear garden is deceptive from photos provided and with some clearing would make a good sized lawned family garden

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

FLOOR PLAN



TOTAL FLOOR AREA : 1494 sq.ft. (138.8 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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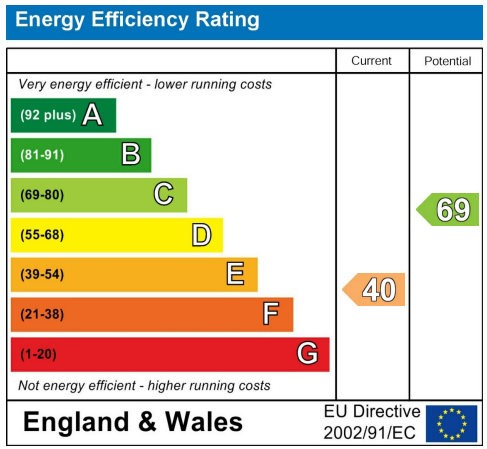
LOCATION

EPC



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