







Station Road, Bolton Percy, York, YO23 7AW

- Charming two-bedroom mid-terrece house
- Generous rear garden backing onto open fields
- EPC E / Council Tax B
- Two spacious bedrooms with feature fireplaces
- Picturesque village location with beautiful countryside walks

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DESCRIPTION

Nestled in the picturesque village of Bolton Percy, York, this delightful two-bedroom mid-terrace property on Station Road offers a wonderful blend of character, comfort and countryside living.

Boasting feature fireplaces, generous bedroom sizes and a fantastic rear garden backing onto open fields, this charming home is ideal for couples, small families or those seeking a peaceful village lifestyle.

To the front of the property, a pleasant front garden provides an attractive approach, alongside two useful storage cupboards, perfect for keeping outdoor essentials neatly tucked away.

Upon entering, you are welcomed into a cosy reception room, featuring an attractive fireplace that creates a warm and inviting focal point. This versatile space is ideal for relaxing or entertaining, with a layout that makes the most of the available space.

The kitchen offers a practical and well-equipped space, with a range of wall and base units providing ample storage and worktop space, with provision for freestanding appliances. (Please note the cooker is not included). A useful additional storage cupboard further enhances the functionality of the room.

Upstairs, the property boasts two generously proportioned bedrooms, both benefiting from charming feature fireplaces, plenty of natural light and lovely views across the surrounding fields. These bright and airy rooms offer comfortable and versatile accommodation.

The bathroom is fitted with a WC, wash basin and bath with an overhead shower, providing everything needed for everyday convenience.

To the rear, the property truly comes into its own with a fantastic garden backing directly onto open fields. Predominantly laid to lawn, this generous outdoor space offers a peaceful setting to relax, entertain or simply enjoy the surrounding countryside.

Located within the sought-after village of Bolton Percy, the property benefits from a welcoming community, beautiful rural surroundings and a variety of scenic walks right on the doorstep. With the historic city of York within reach, this charming home offers the perfect balance of village tranquillity and everyday convenience.

Early viewing is highly recommended to appreciate the character, space and idyllic setting this delightful property has to offer.







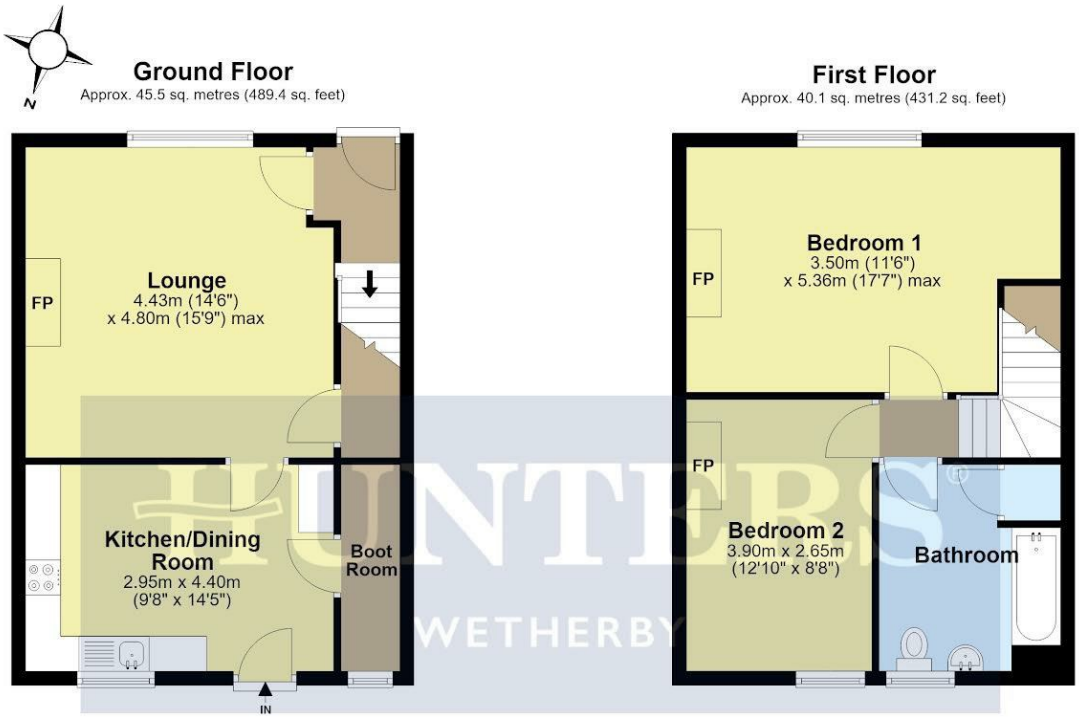












Total area: approx. 85.5 sq. metres (920.6 sq. feet)

All measurements are approximate and display purposes only.
Plan produced using PlanUp.

Viewings

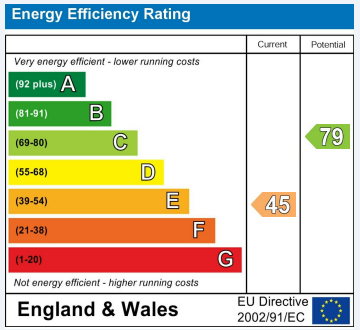
Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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The Property Ombudsman

5a Market Place Wetherby,
Tel: 01937 588228 Email: wetherby@hunters.com https://www.hunters.com

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