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Dale Cottages, Brandsby, York, YO61 4RB

Guide Price £365,000

One to view is this well presented and deceptively spacious two bedroom stone built cottage situated in the pretty hamlet of Brandsby on the edge of the Howardian Hills. Enjoying glorious views over the surrounding countryside it comprises: entrance lobby, kitchen, dining room, lounge, snug/family room and to the first floor are two bedrooms and a bathroom. Outside are beautiful gardens and there is off street parking and a single garage. The property also benefits from extensive double glazing and oil fired central heating. A viewing is highly recommended to appreciate this lovely home. Council Tax Band E and EPC rating D. Apply Easingwold Office on 01347 823535.

ENTRANCE LOBBY

Accessed via timber front door, quarry tiled floor, stairs to first floor

KITCHEN

12'2" x 12'6"
Fitted with a range of base and wall mounted units with matching granite worktops, inset sink unit, integrated electric oven, induction hob and hood, plumbing for dishwasher and washing machine, feature brick fireplace with beamed mantle, window to front aspect, radiator, quarry tiled floor, ceiling spotlights, beamed ceiling

DINING ROOM

11'3" x 14'7"
Cupboard housing floor mounted central heating boiler and having space for a tumble dryer, window and fully glazed door to rear aspect, radiator, vinyl flooring.

LOUNGE

12'0" x 12'5"
Brick fireplace with beamed mantle, stone hearth and inset cast iron wood burning stove, window to front aspect, radiator, beamed ceiling, understairs storage cupboard

SNUG/FAMILY ROOM

10'0" x 11'7"
Fully glazed french doors to rear aspect, radiator

FIRST FLOOR LANDING

Window to rear aspect, radiator, loft access point

BEDROOM ONE

11'5" x 12'5"
Fitted wardrobe, windows to front and rear aspects, radiator

BEDROOM TWO

8'1" x 12'6"
Fitted wardrobe, window to front aspect, radiator

BATHROOM

Suite comprising panelled bath with electric shower over, vanity unit with inset wash basin, low flush wc, radiator, opaque window to front aspect

OUTSIDE

To the front of the property is a lawned area and a border of mature shrubs and plants. To the rear of the property there is a larger than average garden. It has a raised paved patio area affording glorious views over the surrounding countryside. Steps lead down to the garden which is laid mainly to lawn with will stocked flower beds, a number of fruit trees, a further patio area and two sheds, There is also an outside garden room/office.

GARAGE

A driveway with room for off road parking leads to a single garage located within a block.

VIEWS

The rear of the property enjoys glorious open views over the surrounding countryside

ADDITIONAL NOTES

- We have been advised that the mains water is from the village spring and costs £100 per year
- The property is on a septic tank - this is shared with all of the cottages and the cost is approx £60 a year.
- The garden room was installed in 2022

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers,

and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

DISCLAIMER

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. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







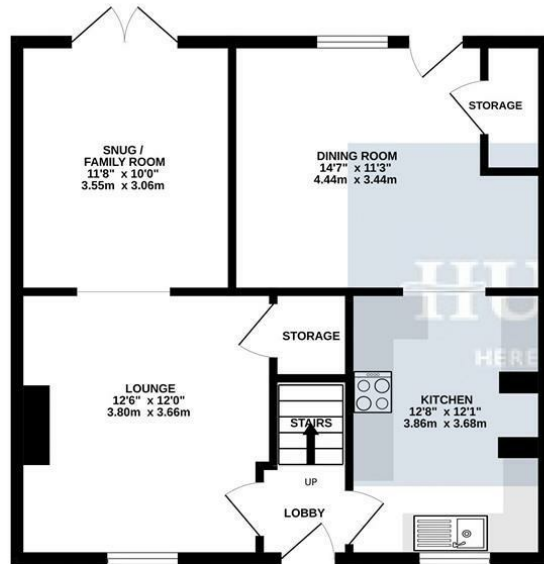




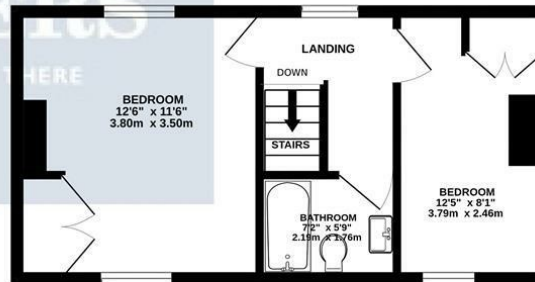




GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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