



4 The Cottages  
Long Street  
Rudston, YO25 4UH

ASKING PRICE OF

**£165,000**

**2 Bedroom End Terraced House**



Kitchen



2



1



1



Off Road  
Parking



Gas Central Heating

## 4 The Cottages, Lond Street, Rudston, YO25 4UH

**A rarely available opportunity** to purchase a relatively modern cottage in a rural village setting. This is perhaps a great opportunity for first time buyers to get on the property ladder .. in a relatively quiet setting with the benefit of off-street parking to the rear.

The accommodation is well presented, however, does offer scope to improve further to the buyers own requirement.

It provides centrally heated and double glazed accommodation and viewing is recommended!

### RUDSTON

Rudston is a pretty village nestling at the heart of the Yorkshire Wolds in the Gypsy Race valley. At the heart of Winnifred Holtby country, who was born in the village, Rudston is also famous for it's monolith and also it's All Saints Church with a 12th Century chancel, arch and Norman tower.

The monolith is believed to be the tallest standing stone in England weighing 40 tonnes and standing 25 feet tall. The village has an excellent range of amenities.



Lounge



Lounge



Kitchen



Bathroom

## Accommodation

### ENTRANCE LOBBY

3' 2" x 2' 10" (0.98m x 0.88m)

With further access into:

### LOUNGE

14' 5" x 11' 9" (4.40m x 3.59m)

With front facing window and fire surround with fire in situ. Straight flight staircase leading off to the first floor. Radiator.

### KITCHEN

11' 9" x 8' 10" (3.59m x 2.71m)

Fitted with a range of kitchen units that include base cupboards with drawers and wall mounted cupboards to match. Coordinating worktops and inset sink with single drainer. Space for a slot-in cooker with extractor over. Space and plumbing for automatic washing machine. Space for a breakfast table. Window and door to the rear.

### FIRST FLOOR LANDING

3' 1" x 2' 10" (0.95m x 0.87m)

### BEDROOM 1

11' 1" x 8' 2" (3.39m x 2.51m)

With front facing window and range of ward robes featuring mirrored sliding doors. Radiator.

### BEDROOM 2

12' 2" x 6' 4" (3.71m x 1.95m)

With rear facing window. Radiator.

### BATHROOM

8' 11" x 5' 2" (2.73m x 1.58m)

With shower style bath, having a plumbed-in shower over with glass screen, low level WC and vanity wash hand basin. Heated chrome towel radiator. Extractor fan.

### OUTSIDE

The property stands back from the roadside behind a grassed forecourt. The grassed area extends to the side of the property, whilst to the rear is an enclosed area of patio style garden featuring paving and gravelled areas. There is also a useful shed.

### CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

### DOUBLE GLAZING

Sealed unit double glazing throughout.

### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.



Bedroom 1



Bedroom 2

### SERVICES

All mains services are available at the property.

### COUNCIL TAX

Band A.

### ENERGY PERFORMANCE CERTIFICATE

Rating D.

### NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

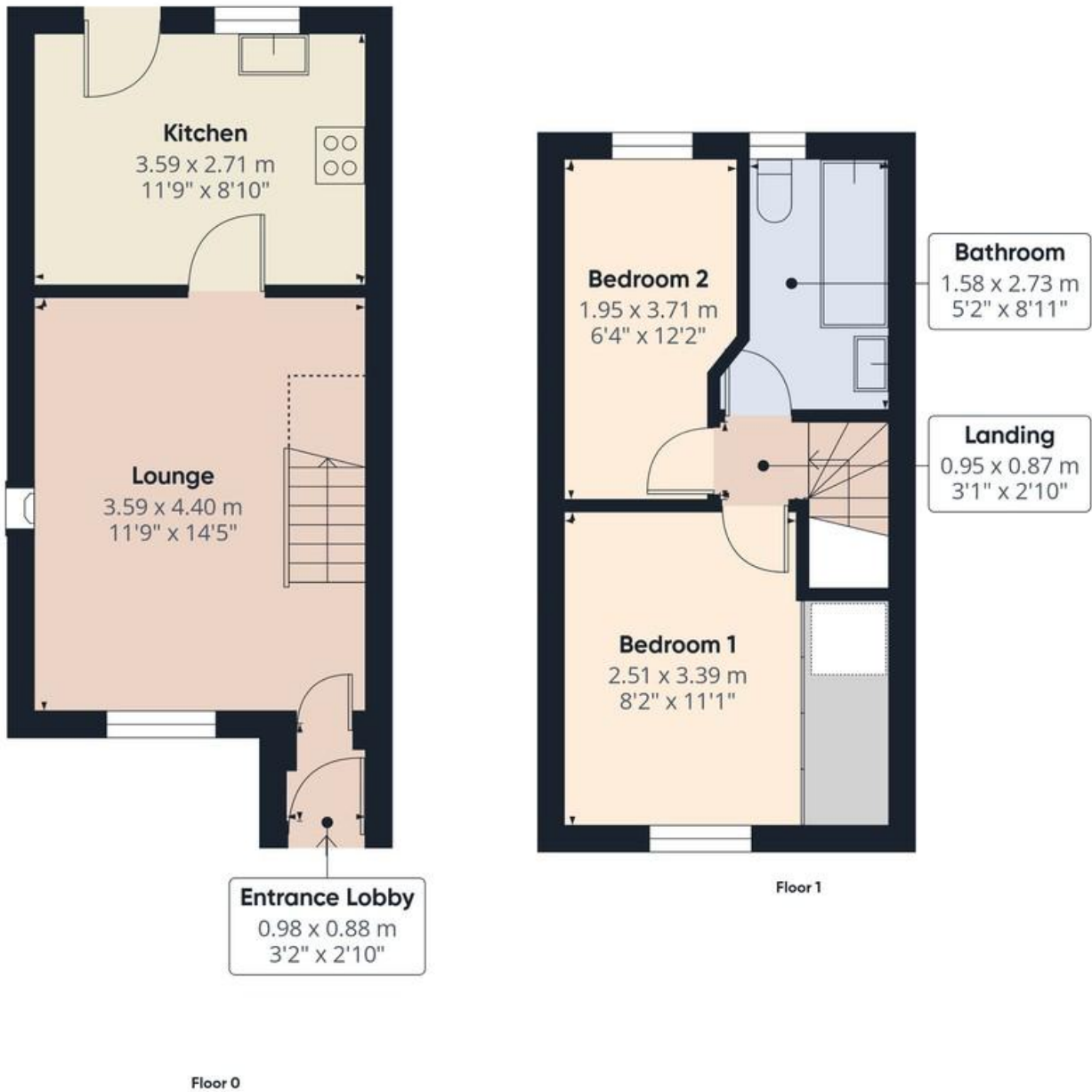
### VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS



The digitally calculated floor area is 49 sq m (524 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





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