



**Station Road, Wistow, YO8 3UZ**

Guide Price **£290,000**



## Station Road, Wistow

YO8 3UZ

- Beautifully Presented Two Bed Semi-Detached Cottage
- North West Facing Rear Garden
- On Street Parking
- 88 Sq. M./ 954 Sq. Ft.
- Oil Central Heating. Mains Electric
- Mains Water. Mains Sewerage
- FREEHOLD
- Brick Built Construction
- EPC Rating 'E' (52)
- Council Tax Band 'C'



Welcome to this utterly charming two bedroom semi-detached cottage, boasting a touch of traditional charm paired with modern amenities. Nestled within this most sought after Village with easy transport links to York and Selby.

As you step inside, you are greeted by a warm and inviting atmosphere that immediately makes you feel right at home.

Since purchasing the property the current owner has completed a series of improvements and works to the Cottage which are clear from the moment you step though the front door.

The dining room is the first room you enter and has been lovingly and sympathetically decorated in keeping with the cottage feel throughout this home. There is plenty of space for dining table and small sofa and sliding door separating the dining room from the breakfast kitchen.

The attractive fitted breakfast kitchen in pale green is not only stylish but practical too. Integrated appliances include dishwasher, oven and hob. The current owners have extended the worksurface space to provide informal dining overlooking the rear garden.

The lounge at the front of the property features attractive beams and brick fireplace with wood burning stove for cosy winter evenings. There is also a shower room/utility/w.c on the ground floor.

Upstairs are two double bedrooms, both bedrooms feature fitted storage solutions and low level cottage windows which just adds to the character.

The modern and stylish bathroom has been beautifully finished with shower over bath, toilet and hand basin. There are also useful storage shelves perfect for towels etc.

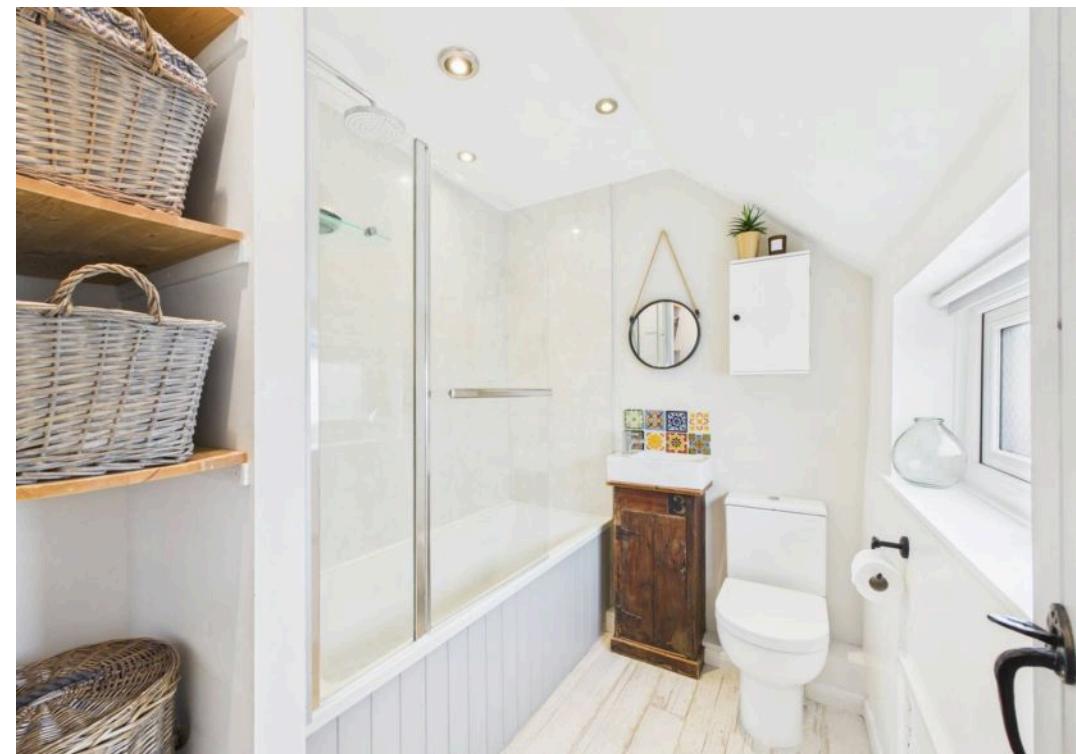
The north-west facing rear features patio seating and lawned areas as well as attractive mature borders perfect for those with green fingers.

Don't miss the opportunity to make this delightful cottage your own and experience the joys of country living in a modern setting.

Book your viewing today and step into your dream home!

There is planning proposed for the field opposite this property which is in very early stages.







JP HARLL

Approximate total area<sup>(1)</sup>

88.7 m<sup>2</sup>

954 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1



**JP Harll**

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