



## Kilburn, York Guide Price £195,000

\*\*\* WATCH OUR SOCIAL MEDIA REEL NOW \*\*\* A rare and exciting renovation opportunity to update and improve a 2 bedroom cottage in the picturesque village of Kilburn, just under 6 miles south east of Thirsk, 7.5 miles north of Easingwold and 20 miles from York. The cottage provides generous off road parking and features a 45 metre long rear garden with stunning views of the White Horse.

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### Inside

A side porch leads off into a sitting room with exposed beams and open fireplace and a dining kitchen with further beams, open fireplace, walk-in pantry and an opportunity to update, replace and restyle the existing 1970's base units.

The side porch also provides access out into the rear garden, a door leading off into a fuel store and a bathroom presenting a further opportunity for a buyer to update, replace and restyle to their own taste.



The first floor landing leads off into 2 double bedrooms, both with en-suite wash rooms featuring a basin and wc.

### Outside

A driveway at the front of the property provides generous parking and a part paved courtyard area off the side porch at the rear of the cottage allows access into an attached stone built barn and steps leading up to the 45m long rear garden which climbs up to reveal breathtaking views toward the White Horse.



### Tenure

Freehold

### Services/Utilities

Electricity, water and sewerage are understood to be connected.

### Broadband Coverage

Up to 76\* Mbps download speed

\*Download speeds vary by broadband providers so please check with them before purchasing.



### EPC Rating

G - I

### Council Tax

C - North Yorkshire Council

### Current Planning Permissions

No current valid planning permissions

### Imagery Disclaimer

Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.



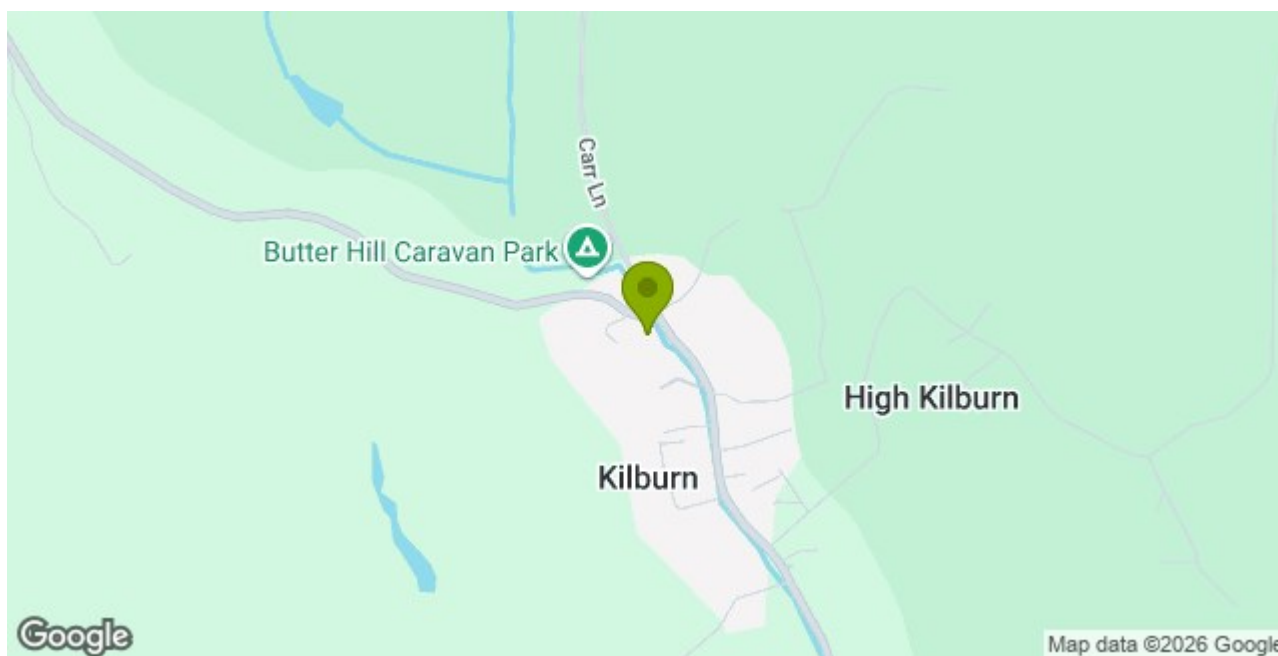
### Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold

# White Horse View , Kilburn , York, YO61 4AG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1008 SQ FT / 93.6 SQ M - (Excluding Barn)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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