



Blackberry Cottage

2 Chapel Row

Wold Newton, YO25 3YQ

ASKING PRICE OF

£159,000

2 Bedroom Mid Terraced House

Est. 1891
Ulllyotts
Estate Agents

01377 253456



Dining Room & Kitchen Area



2



1



1



Garage & Off
Road Parking



Oil Central Heating

Blackberry Cottage, 2 Chapel Row, Wold Newton, YO25 3YQ

Situated within the picturesque village of Wold Newton, with its characteristic village pond and local amenities, this is a delightful cottage property offering two bedroom accommodation. It is

quite deceptive in the fact that to the rear is an extensive area of garden which allows buyers the ability to have a total lifestyle change embracing the rural nature of the house and even keep a small number of livestock. In addition to the large rear garden, there is rear vehicular access and a single garage.

Now to the cottage itself ... This stands on an elevated plot with an entrance hall that leads to the main reception room. The second reception room is open plan to the kitchen and, therefore, provides scope to develop further, either by keeping the arrangement as it is or taking the larger portion of the room and creating a full living kitchen. On the first floor are two bedrooms along with house bathroom.

In summary, this is the type of property which doesn't come to the market too frequently and represents an opportunity to create a true rural retreat!

WOLD NEWTON

The picturesque village of Wold Newton is built around the Village Green and Pond into which the Gypsy Race flows. All Saints Church is hidden behind mature trees and also hidden from view is Wold Newton Hall, which is a Wesleyan Centenary Chapel built in 1839. The village pub, the Anvil Arms is built on the site of the old Blacksmiths Shop and there is a brick column erected on the outskirts of the village, which marks the spot where a meteorite crashed to earth on 13th December 1775.

FRONT ENTRANCE



Living Room



Living Room



Kitchen Area



Bedroom 1

Accommodation

Into:

HALL

With straight flight staircase leading off to the first floor.

LIVING ROOM

11' 10" x 10' 11" (3.62m x 3.34m)

With front facing window and multi-fuel burner in situ within a brickwork fireplace having a timber beam over mantel. Ceiling coving. Radiator.

Door leading into:

DINING ROOM

13' 7" x 7' 10" (4.16m x 2.40m)

With built-in understairs storage cupboard, fitted range of kitchen units and being open plan into the main kitchen area.

KITCHEN AREA

9' 10" x 5' 10" (3.01m x 1.78m)

With a range of base and wall mounted cupboards including stainless steel sink with base cupboard beneath and fitted electric oven, grill and hob. Complimentary worktops and stable-style door leading to the exterior.

FIRST FLOOR LANDING

BEDROOM 1

With built-in storage cupboard and front facing window. Radiator.

BEDROOM 2

With rear facing window. Radiator.

BATHROOM

With panelled bath having a shower over along with low level WC and pedestal wash hand basin. Ceramic tiled splashback and rear facing window. Partly tiled walls. Radiator.

OUTSIDE

The property stands flush to the pavement in an elevated setting. To the rear of the property is a small yard area which gives way to a detached outbuilding. The outbuilding provides huge scope to create a workshop or even simply use it for stowage. Beyond the outbuilding is an extensive area of mature garden.

This is a long garden divided into several areas. At the end of the garden is a single garage, accessed off Back Lane.

CENTRAL HEATING



Bedroom 2



Bathroom



Outbuilding



Garden

The property benefits from an oil fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

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

SERVICES

Mains water, electricity, telephone and drainage.

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



Village Pond

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

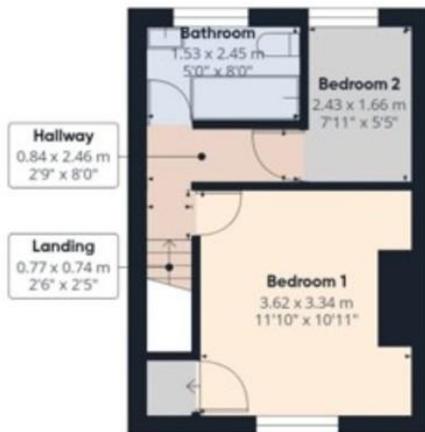
Strictly by appointment with Ulllyotts.

Regulated by RICS

The digitally calculated floor area is 67 sq m (721 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

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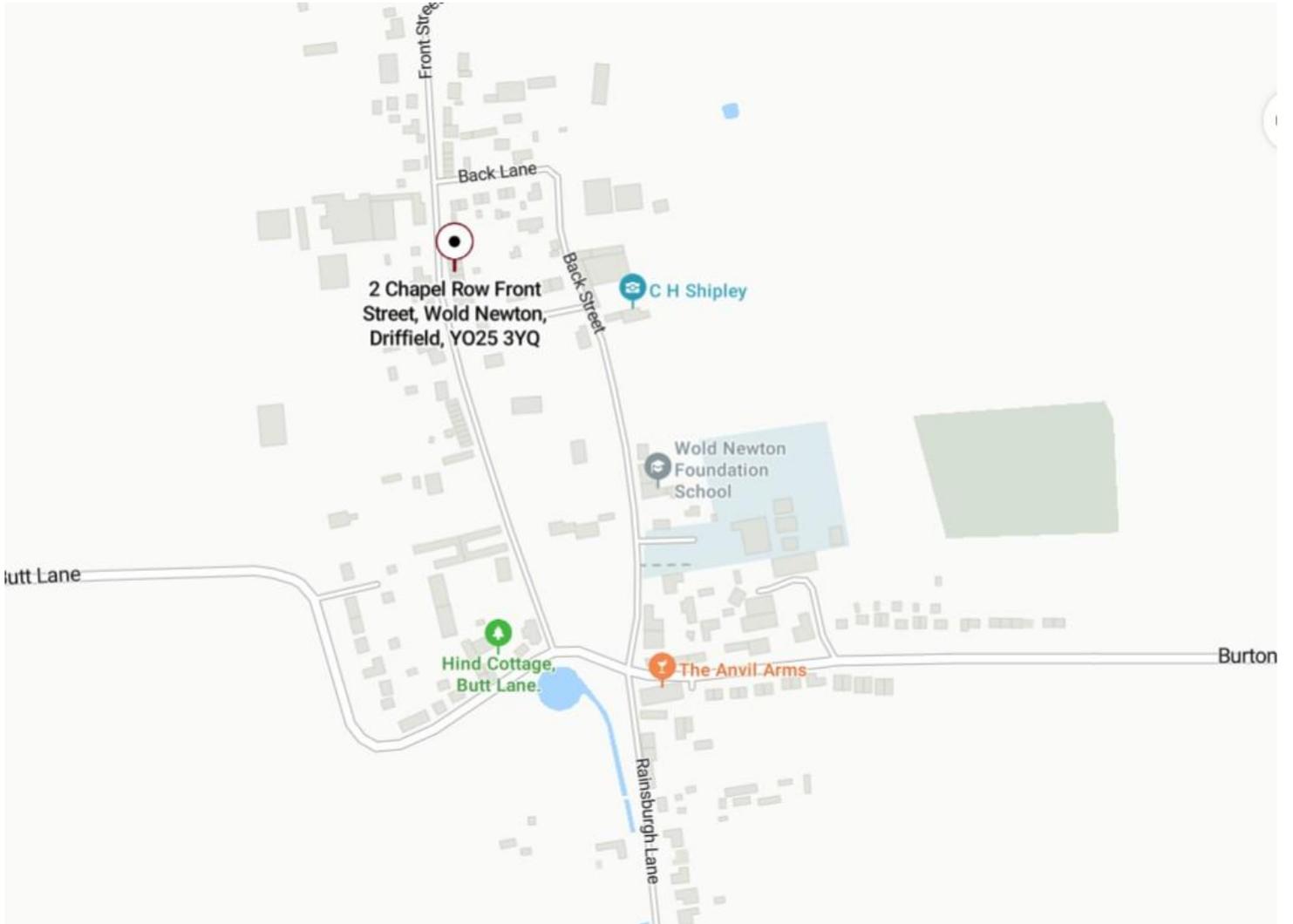
Approximate total area⁽¹⁾

67.4 m²
726 ft²

(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



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