



West End Cottage, West End | Bulmer, York

A deceptively spacious end-terraced property in the heart of the ever popular North Yorkshire village of Bulmer. The property now requires a programme of modernisation and improvement and offers scope for extension, subject to the necessary consents. To the outside, the gardens and grounds are substantial with shared access to the rear to a private off-street parking area.

- Spacious end-terraced three bedroom stone cottage
- Living room, dining room and kitchen
- Front and rear gardens
- Sought-after village location
- In need of a programme of modernisation and upgrading
- Three bedrooms and family bathroom
- Parking area to the rear
- No onward chain

Guide Price £295,000



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ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

With central staircase to the first floor, tiled floor.

LIVING ROOM

16'1" x 12'3" (4.90m x 3.73m)

Dual aspect with timber frame single glazed windows to the front and side, open fireplace with tiled surround and mantelpiece, 2 no. Creda electric storage heaters.

DINING ROOM

16'2" x 12'1" (4.93m x 3.68m)

With cast iron wood burning stove with back boiler for hot water, Creda electric storage heater, under stairs cupboard, timber frame single glazed window to the side and timber door to the rear.

KITCHEN

7'5" x 7'1" (2.26m x 2.16m)

Range of fitted base and wall mounted units, stainless steel sink and drainer with chrome mixer tap, cupboard space, timber frame single glazed window to the rear.

TO THE FIRST FLOOR

LANDING

Over stairs cupboard housing the hot water cylinder, double radiator, loft hatch.

BEDROOM 1 (SE)

16'1" x 12'4" (4.90m x 3.76m)

Dual aspect with timber frame single glazed windows to the front and side, Creda electric storage heater.

BEDROOM 2 (NW)

8'11" x 8'1" (2.72m x 2.46m)

Rear aspect timber frame single glazed window, Creda electric storage heater.

BEDROOM 3 (NE)

9' x 7'8" (2.74m x 2.34m)

Timber frame single glazed window.

BATHROOM

Side aspect timber frame opaque single glazed window, three piece suite comprising panelled bath with chrome shower fittings over, wc and pedestal wash hand basin, part tiled walls.

OUTSIDE

The property is approached along a shared driveway leading to the rear, together with parking area to the rear of West End Cottage. To the front, there is a small garden with mixed hedgerow boundaries. To the rear, beyond the parking area and shared driveway leads to the long garden which runs to the north, with a tree-lined section at the northern extent of the gardens and grounds.



AGENT NOTE

There is evidence of a badger sett at the northern end of the garden. Any buyer would need to make their own investigation and seek the appropriate advice, where applicable.

SERVICES

Mains water, electricity and drainage. All the services have not been tested, but we assume they are in working order and consistent with the age of the properties.

TENURE

We understand to be freehold with vacant possession on completion with no onward chain. The property is currently owned by the Castle Howard Estate. As part of the disposal of this property, the following covenants will apply:

- 1) The purchasers and their successors in title will be required to obtain permission from the Estate to erect any structure or building on the property.
- 2) The entirety of the property is to be occupied as a single dwelling only.

VIEWING

Strictly by appointment with the Agents. Tel: 01653 692151.

WHAT3WORDS

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COUNCIL TAX BAND

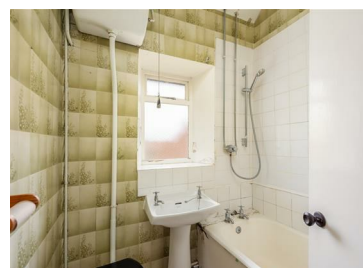
We are verbally informed the property lies in Band D. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band F. The full EPC can be viewed at our Malton Office.

ENVIRONS

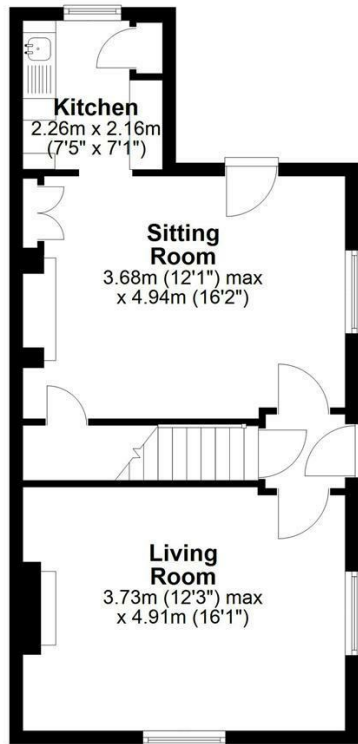
Bulmer is a delightful North Yorkshire village with an array of services and amenities in the neighbouring village of Welburn, including primary school and active village hall and church; pub and restaurant and bakery, deli and café. Bulmer is conveniently located 7 miles south-west of Malton and 14 miles from the City of York. The magnificent Castle Howard Estate is also on the doorstep.



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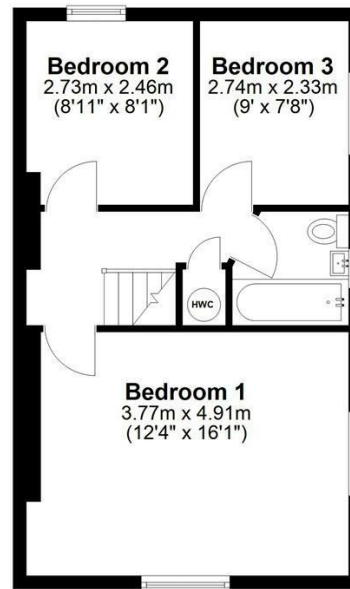
Ground Floor

Approx. 46.4 sq. metres (499.3 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.1 sq. feet)



Total area: approx. 87.5 sq. metres (942.4 sq. feet)

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COUNCIL TAX BAND

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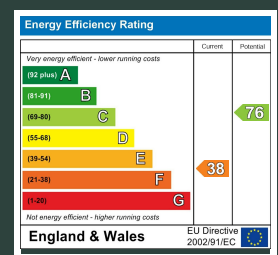
ENERGY PERFORMANCE RATING

F

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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