



Roecliffe Guide Price £220,000

*** NO FORWARD CHAIN ***

A good-sized three bedroom terraced cottage benefiting from a spacious sitting room and three well-proportioned bedrooms in this popular village location. The property is in need of a course of modernisation throughout and is crucially available for sale with no forward chain and vacant possession.



Accommodation

The property is entered via a double glazed door into the entrance hall. The kitchen is located off the entrance hall and has base storage units with timber preparation surfaces incorporating a stainless steel sink with drying area. The kitchen has a Hotpoint cooker with four point electric hob over and has space for a washing machine and fridge/freezer. There is also a convenient access door leading out to the side elevation and space for a freestanding dining table.

The sitting room is located towards the rear of the property and is spacious in size, and has a useful understairs storage cupboard. There are sliding doors to the rear elevation leading out to the garden.

Stairs from the entrance hall lead up to the first floor landing. Located on the first floor are three well-proportioned bedrooms and the house bathroom which is fully tiled and comprises a three-piece suite including bathtub with shower over, WC and wash hand basin.

To The Outside

To the rear of the property is an enclosed garden which is predominantly laid to lawn with a flagged patio and pathway. There are also two brick outbuildings for storage.

At the front of the property is a further large lawned garden and a shared pathway which leads up to the front door.

The property is available for sale with vacant possession and it is therefore as agents that we strongly recommend an internal inspection.

Energy Efficiency

The property's current energy rating is C (70) and has the potential to be improved to an EPC rating of B (86).

Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

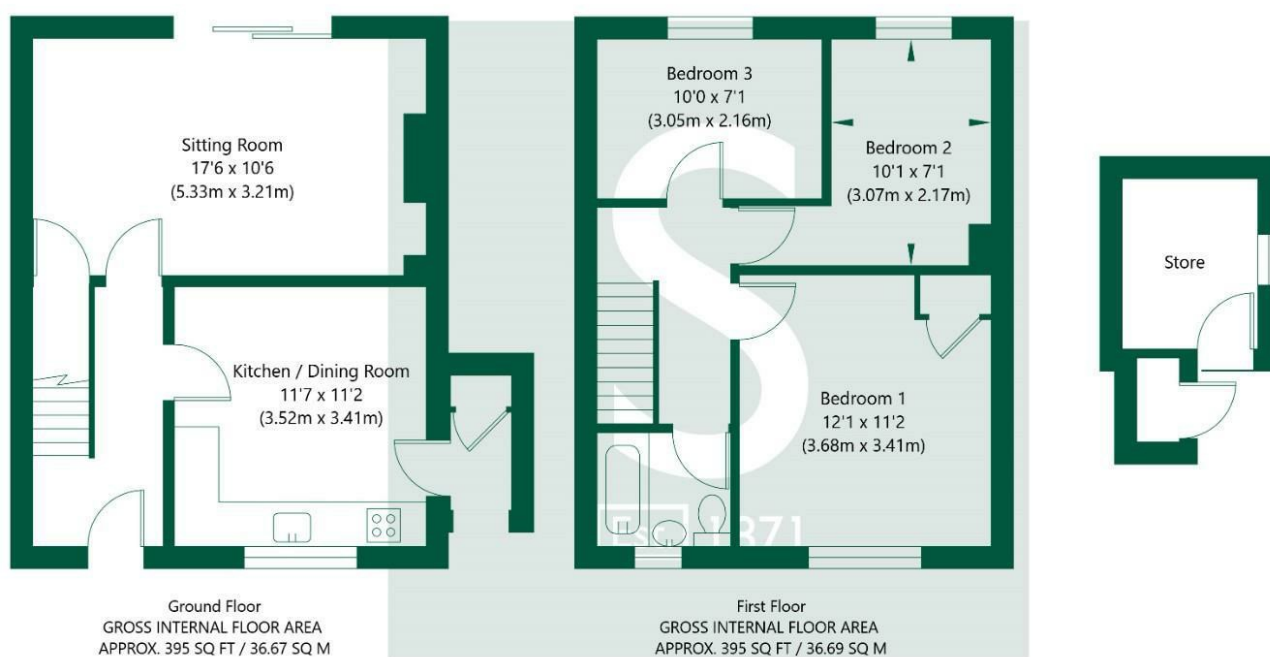
Broadband Coverage: Up to 1600* Mbps download speed

Council Tax: B - North Yorkshire Council

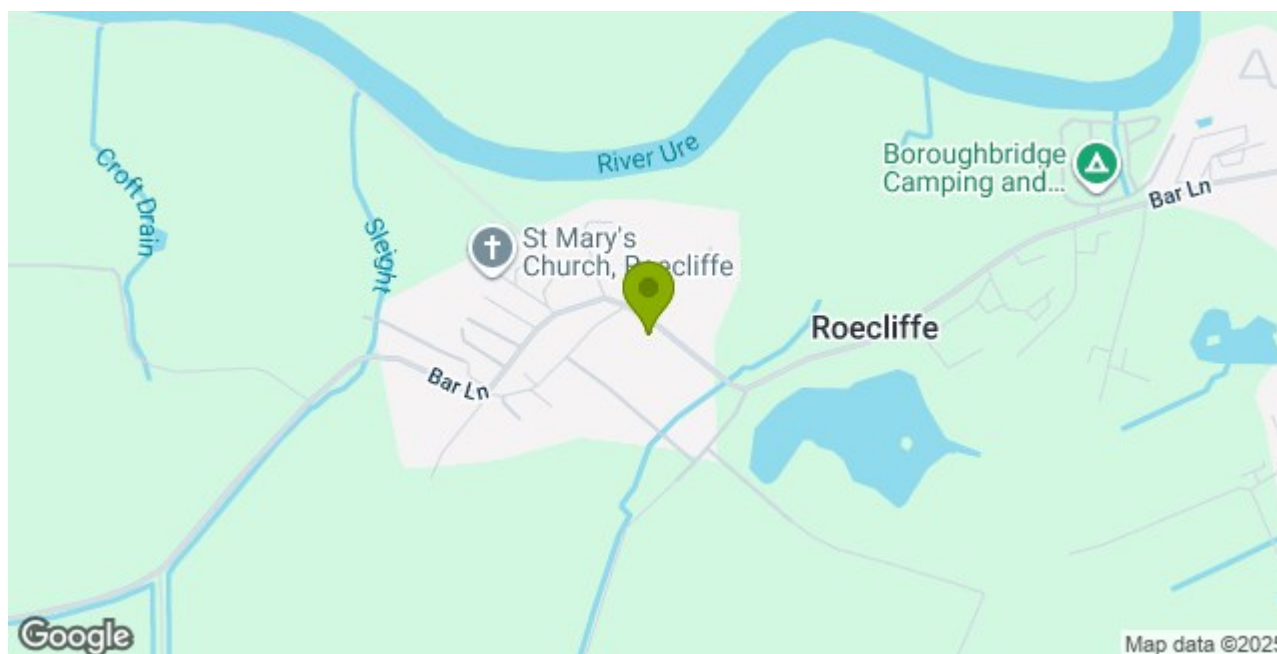
Current Planning Permission: No current valid planning permissions

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

Orchard Cottages, Roecliffe, York, YO51 9LX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 790 SQ FT / 73.36 SQ M - (Excluding Store)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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