

Church End, York YO60 6SY

£255,000

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A newly renovated 2 bedroom cottage enjoying an elevated position in a picturesque village on the fringes of the Howardian Hills yet only 7 miles from York. Offered with no onward chain, this charming property features a new kitchen with integrated appliances, a brand new stylish bathroom, a pretty rear garden and new carpets and floor coverings throughout.

Tenure: Freehold
 Services/Utilities: Electricity, Water and Sewerage are understood to be connected
 Broadband: Up to 76 Mbps* download speed
 EPC Rating: E - 49
 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.



Tucked away along one of the village's most picturesque no-through lanes, this enchanting cottage offers a rare blend of character, comfort and countryside charm with a beautifully proportioned 22' (6.73m) long living room at its heart. With plenty of space for a dining table, the living room also features a multi-fuel burning stove, staircase, practical storage cupboard and a deep-silled bow window framing idyllic views across Church End.

To the rear, the newly appointed kitchen is both stylish and practical, thoughtfully designed with generous worktop space, sleek cabinetry and a full range of brand new integrated appliances to include a touch control hob, fan assisted oven and grill, fridge, freezer and a freestanding washer dryer, complemented by a double glazed door opening out into the rear garden.

Just beyond, the elegant new bathroom has been tastefully re imagined to feature a contemporary suite with bath and shower over, heated towel rail and a vanity unit offering useful storage and a wash basin.

Upstairs, the cottage continues to delight with the landing leading off into one double bedroom and a versatile single bedroom with built-in storage and rural glimpses to the rear.

Other internal features of note include an LPG fired central heating system., double glazing and a drop down ladder off the landing allowing access up into partially boarded loft storage space.

Externally, parking is available "on street" and while a pretty open plan cottage garden greets you at the front, at the rear a secluded courtyard leads up to a lawned garden bordered by flowerbeds and featuring a wooden garden shed.

A gate off the rear garden leads out onto a shared pathway (with the adjoining Whisper Cottage) and access into a fuel store and a storage shed (11'6" x 6'10"). The pathway continues up to Coble Lane with Cobblestones enjoying a pedestrian right of access for wheelbarrows, sacks and bicycles.

AGENTS NOTE

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Church End, Sheriff Hutton, York, YO60 6SY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 690 SQ FT / 64.13 SQ M - (Excluding Stores)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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